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59504

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

JULIA B. DEATON, formerly known as JULIA B. BARRY and JOHN J. BARRY
convey(s) to BRIAN CARROLL and BETTY CARROLL, husband and wife
County of Klamath, State of Oregon, described as:

A portion of Lot 1, Block 43, NICHOLS ADDITION TO THE TOWN OF LINKVILLE,
NOW CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of
Oregon, more particularly described as follows:

Beginning at a point on the Westerly line of Ninth Street 80 feet
Northwesterly from the intersection of the Northerly line of High
Street and the Westerly line of Ninth Street; thence Northwesterly
along the Westerly line of Ninth Street 40 feet; thence Southwesterly
and parallel with High Street 65 feet; thence Southeasterly and parallel
with Ninth Street 40 feet; thence Northeasterly and parallel with High
Street 65 feet to the point of beginning.

CODE 1 MAP 3809-32AB TL 500

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE
SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPART-
MENT TO VERIFY APPROVED USES."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY
DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLAN-
NING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
Covenants, conditions, reservations, restrictions, rights, rights of way
and easements of record if any, and those apparent on the land.
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 35,000.00. However, the actual con-
sideration consists of or includes other property or value given or promised which is the whole
(indicate which) (Delete between symbols, if not applicable, See ORS 93.080) /
In construing this deed and where the context so requires, the singular includes the plural.
IN WITNESS WHEREOF, the grantor has executed this instrument this 5th day of April

19 93.

Julia B. Deaton FKA
Julia B. Deaton FKA Julia B. Barry
John J. Barry
Jss.

STATE OF OREGON, County of Klamath
April 5 2, 1993.

Personally appeared the above named
Julia B. Deaton and John J. Barry and acknowledged the foregoing
instrument to be voluntary act and deed.



Before me:

Notary Public for
My Commission Expires:

Julia B. Deaton and John J. Barry

GRANTOR'S NAME AND ADDRESS

Brian Carroll and Betty Carroll
625 Front Street
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address.

Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument
was received for record on the 6th day
of April, 19 93,
at 3:23 o'clock P. M., and recorded
in book/reel/volume No. M93 on
page 6991 or as document/file/
instrument/microfilm No. 59504,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By [Signature] Deputy

Fee \$30.00

FORM 685-2-5M