

MAY 20 AM 9 29

61768



Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Volume 3 Page 11422

GEORGE E. CARTER and ROWENA CARTER, husband and wife
 convey(s) to TIMOTHY C. CLEMENS and LORI THERESE CLEMENS, husband and wife, hereinafter called grantor,
 all that real property situated in the
 County of Klamath, State of Oregon, described as:

Lot 16, Block 14, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the
 County of Klamath, State of Oregon.

CODE 63 MAP 3909-14CA TL 5500

"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 DEPARTMENT 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 PLANNING 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, restrictions, reservations, 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 \$ 79,900.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) Delete between symbols, if not applicable. See ORS 86.030

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 19th day of May,
 19 93.

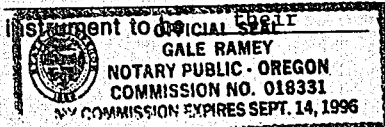
George E. Carter
 George E. Carter
Rowena Carter
 Rowena Carter

STATE OF OREGON, County of Oregon

May 19, 1993

Personally appeared the above named George E. Carter and Rowena Carter

and acknowledged the foregoing



voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires: 7-14-96

George E. Carter and Rowena Carter

GRANTOR'S NAME AND ADDRESS

Timothy C. Clemens and Lori Therese Clemens
 5033 Southview Drive
 Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal

P. O. Box 5270

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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 20th day of May, 19 93, at 9:29 o'clock A. M., and recorded in book/feet/volume No. M93 on page 11422 or as document/feet/file/Instrument/microfilm No. 61768, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Douglas M. Nishenko Deputy

FEE: \$30.00

FORM 685-2-5M