

LN #0100443289
ATC #40112

63778

06-28-93P03:32 RCVD



Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. 93 Page 15356

DANIEL T. MC AULIFFE

convey(s) to BRIAN MUELLER and AMY M. MUELLER, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

The N $\frac{1}{2}$ of Lot 23, BAILEY TRACTS, in the County of Klamath,
State of Oregon.

CODE 41 MAP 3909-2DC TL 3100

"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 \$ 45,000.00. *However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} _{part of the} consideration (indicate which)* (Delete between symbols; if not applicable. See ORS 93.030)

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 28th day of June, 19 93.

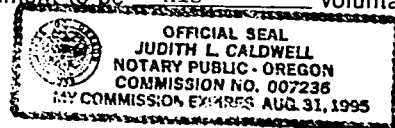
Daniel T. McAuliffe
Daniel T. McAuliffe

STATE OF OREGON, County of Klamath)ss.

June 28, 19 93.

Personally appeared the above named Daniel T. McAuliffe

instrument to be his voluntary act and deed. and acknowledged the foregoing



Before me: Judith L. Caldwell
Notary Public for Oregon
My Commission Expires: 8-31-95

Daniel T. McAuliffe
C/O KFFSL

GRANTOR'S NAME AND ADDRESS

Brian Mueller
Amy M. Mueller
C/O KFFSL

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OR 97603
NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 28th day of June, 19 93, at 3:32 o'clock P. M., and recorded in book/reel/volume No. M93 on page 15356 or as document/feet/file/instrument/microfilm No. 63778, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Judith L. Caldwell Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$30.00

FORM 685-2.5M