

64452

Vol. m93 Page 16781


Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

THOMAS F. WOOD and MARGARET M. WOOD, husband and wife
 convey(s) to MARGARET M. PRICE, hereinafter called grantor,
 all that real property situated in the
 County of Klamath, State of Oregon, described as:

All of Lot 6, and that portion of Lot 11 between Lots 5 and 6, and the Southerly 22 feet of Lot 5, in Block 50, FIRST ADDITION TO KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Commencing at the Southwesterly corner of Lot 6 in Block 50 in FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northwesterly along the Westerly boundary line of Lots 6, 11 and 5 of said Block, 152 feet; thence Easterly and at right angles to said Westerly boundary line, 53.2 feet to the Easterly boundary line of Lot 5 in said Block; thence Southerly along the Easterly boundary line of said Lots 5, 11 and 6, 152 feet; thence Westerly at right angles to said Easterly boundary line, 53.2 feet to the place of beginning.

CODE 1 MAP 3809-32AB TL 13500

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 \$ 44,900.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is/ is the whole / 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 12th day of July, 19 93.

19 93.

Thomas F. Wood
 Thomas F. Wood by Margaret M. Wood P.O.A.
Margaret M. Wood
 Margaret M. Wood

STATE OF OREGON, County of Klamath ss.
 July 12, 19 93.

Personally appeared the above named Margaret M. Wood + Thomas F. Wood and acknowledged the foregoing

Instrument to be a voluntary act and deed.



Before me:

Gale Ramey
 Notary Public for
 My Commission Expires: 9-14-96

Thomas F. Wood & Margaret M. Wood

GRANTOR'S NAME AND ADDRESS

Margaret M. Price
 405 High St.
 Klamath Falls, OR 97601

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

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 12th day of July, 19 93, at 3:47 o'clock P M., and recorded in book/reel/volume No. M93 on page 16781 or as document/fee/file/Instrument/microfilm No. 64452, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE
Pauline Mueller, Deputy

Fee \$30.00

FORM 685-2.5M