LN #0100443363 ATC #40428

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08-19-93A10:58 RCVD

WARRANTY DEED (INDIVIDUAL) RUTH L. HERMAN and E. CAROL MC GUIRE hereinafter called grantor, RANDY ALLEN WALTERS and JENNY L. WALTERS, husband and wife convey(s) to all that real property situated in the , State of Oregon, described as: Klamath County of ___ The East 35 feet of Lot 22, the West 30 feet of Lot 23, Block 302, DARROW ADDITION TO THE CITY OF KLAMATH FALLS, In the County of Klamath, State of Oregon. CODE 1 MAP 3809-33DA TL 15500 "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, 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 \$_47,500.00_. •However, the actual con-sideration 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 18th day of August 19 93. h.D. Herr an McGuire Carol STATE OF OREGON, County of _____Klaamth)SS. _, 19 <u>93</u> August 18 Ruth L. Herman and E. Carol McGuire Personally appeared the above named . and acknowledged the foregoing instrument and deed. OFFICIAL SEAL JUDITH L CALDWELL NOTARY PUBLIC · OREGON COMMISSION NO. 007236 MY COMMISSION EXPIRES A.J.3.31, 1995 Before me: Oregon Notary Public for 8-31-95 My Commission Expires: THE STREET CALL STATE OF OREGON, Ruth L. Herman SS. E. Carol McGuire Klamath County of C/O KFFSL GRANTOR'S NAME AND ADDRESS I certify that the within instrument was received for record on the 19th day Randy Allen Walters _, 19 _93_, Aug. of_ Jenny L. Walters at 10:58 o'clock A.M., and recorded C/O KFFSL in book/reel/volume No. <u>N93</u> on GRANTEE'S NAME AND ADDRESS SPACE RESERVED page 20772 or as document/fee/file/ After recording return to FOR Instrument/microfilm No. 66525 KLAMATH FIRST FEDERAL S&LA RECORDER'S USE Record of Deeds of said county. 2943 SOUTH SIXTH STREET Witness my hand and seal of County KLAMATH FALLS OR 97603 NAME, ADDRESS, ZIP affixed. II a change is requested all tax statements shall be sent to the following address. Evelyn Biehn, County Clerk KLAMATH FIRST FEDERAL S&LA 2943 SOUTH SIXTH STREET By Doudene Mullensiele Deputy KLAMATH FALLS OR 97603

FORM 685-2.5M