

63089

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

Vol. m93 Page 25602

JEFFREY KENT HAMMERS and MAUREEN HAMMERS, husband and wife
convey(s) to TIMOTHY I. MADDEN, and PATRICIA A. MADDEN and FRED S. MADDEN, hereinafter called grantor,
and LORETTA L. MADDEN, not as tenants in common, *all that real property situated in the
County of Klamath, State of Oregon, described as: *but with full rights of
survivorship

Lot 13, SUNSHINE TRACTS, in the County of Klamath, State of Oregon.
CODE 14 MAP 4110-1CD TL 7000

"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 \$ 34,625.00. *However, the actual con-
sideration consists of or includes other property or value given or promised which 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.

19 93 IN WITNESS WHEREOF, the grantor has executed this instrument this 30th day of September.

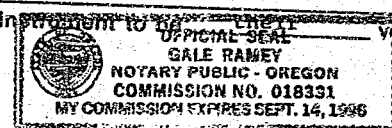
Jeffrey Kent Hammers
Jeffrey Kent Hammers
Maureen Hammers
Maureen Hammers
JSS.

STATE OF OREGON, County of Klamath
September 30, 19 93.

Personally appeared the above named Jeffrey Kent Hammers and Maureen Hammers

instrument to Timothy I. Madden & Patricia A. Madden voluntary act and deed.

and acknowledged the foregoing



Before me:

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

Jeffrey Kent Hammers & Maureen Hammers

GRANTOR'S NAME AND ADDRESS

Timothy I. Madden & Patricia A. Madden
Fred S. Madden & Loretta L. Madden
220 Elm, Merrill, OR 97633

GRANTEES 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,

County of Klamath

ss.

I certify that the within instrument
was received for record on the 1st day
of Oct., 19 93,
at 3:36 o'clock P. M., and recorded
in book/res/volume No. M93 on
page 25602 or as document/fee/file/
instrument/microfilm No. 69089.
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
NAME TITLE

Pauline Mendenhall Deputy

Fee \$30.00