

70138

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

MARGARET A. MATTESON _____, hereinafter called grantor,
convey(s) to JAMES R. CHASTAIN _____ all that real property situated in the
County of Klamath _____, State of Oregon, described as:

Lot 448, Block 126, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in
the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33AD TL 11200

"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 \$ 39,500.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is/ is the whole/ is consideration (in whole/ which) / (Delete between symbols, if not applicable/ See ORS/93.030) /~~

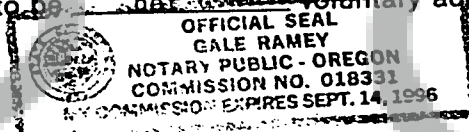
In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 22 day of October, 19 93.

Margaret A. Matteson
Margaret A. Matteson

STATE OF OREGON, County of Klamath _____)ss.
October 22, 19 93.

Personally appeared the above named Margaret A. Matteson and acknowledged the foregoing instrument to be her own voluntary act and deed.



Before me:

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

Margaret A. Matteson
724 Main Room 203
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

James R. Chastain
2960 Disbee
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

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 22 day of Oct., 19 93, at 2:11 o'clock P. M., and recorded in book/reel/volume No. M93 on page 27750 or as document/fee/file/ instrument/microfilm No. 70138, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Dorlene Mullins Deputy

Fee \$30.00

FORM 685-2.5M