

74706

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

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13418

JERILYN WINFIELD, who acquired title as JERILYN O'CONNOR

convey(s) to ALLEN RAY WALLACE and RUTH E. WALLACE, son and mother, not as tenants in common, but with full rights of** all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 3, Block 3, KELENE GARDENS, in the County of Klamath, State of Oregon.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNED 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." A

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 SEE ATTACHED EXHIBIT A

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 \$ 38,000.00. However, the actual consideration 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 WITNESS WHEREOF, the grantor has executed this instrument this day of May 19 87

Jerilyn Winfield

STATE OF OREGON, County of Klamath ss.
On this 15th day of May, 19 87

Personally appeared the above named Jerilyn Winfield
instrument to her voluntary act and deed, and acknowledged the foregoing

Before me: *Shirley D. Adair*
Notary Public for Oregon
My Commission Expires: 3-22-89

Jerilyn Winfield

GRANTOR'S NAME AND ADDRESS
Allen Ray and Ruth E. Wallace

GRANTEE'S NAME AND ADDRESS
After recording return to:

Allen Ray and Ruth E. Wallace
4630 Summer Lane
Klamath Falls, OR 97603

Should a change in requested address be needed, please send to the following address:

Allen Ray and Ruth E. Wallace
Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of

I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded in book/reel/volume No. on page or as document/fee/file/Instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE
By Deputy

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 28 day of April A.D. 19 94 at 1:50 o'clock P M., and duly recorded in Vol. M94 of Co. Lien Docket on Page 13417

FEE \$10.00

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By Annette Mueller County Clerk