

21801

HC # 0404482/

# Aspen

TITLE & ESCROW, INC.

## WARRANTY DEED (INDIVIDUAL)

Vol. m96 Page 22029

DAVID A. ARRITT and KATHERINE V. ARRITT, husband and wife

convey(s) to LYNDELLA D. BAUERall that real property situated in the  
County of Klamath, State of Oregon, described as:Lot 64, Block 81, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT,  
PLAT NO. 4, in the County of Klamath, State of Oregon.

CODE 36 MAP 3711-14DO TL 2600

"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 \$ 6,000.00. \*However, the actual consideration consists of or includes other property or value given or promised which is <sup>the whole</sup> <sub>part of the</sub> 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 10 day of JULY,

19 96.

Katherine V Arritt  
David A. Arritt

STATE OF INDIANA County of MARION )ss.JULY 10, 19 96

Personally appeared the above named DAVID A ARRITT AND KATHERINE V. ARRITT and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for INDIANAMy Commission Expires: 7/11/98DAVID A ARRITT + KATHERINE V ARRITTPO Box 51501Indpls IN 46251

GRANTOR'S NAME AND ADDRESS

LYNDELLA D. BAUER1412-D Swan Run RoadCharlotte, North Carolina

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 22nd day of July, 1996, at 3:49 o'clock P.M., and recorded in book/reel/volume No. M96 on page 22029 or as document/fee/file/instrument/microfilm No. 21801, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

NAME

TITLE

By Jimmy F. Russell Deputy

Fee \$30.00

96 JUL 22 P3:49