

23422



'96 AUG 19 P3:54

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STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

ASPEN TITLE ESCROW NO. 03044931

AFTER RECORDING RETURN TO:
MR. AND MRS. THOMAS MONK
5462 EASTWOOD DRIVE
KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Filed for record at request of:

Aspen Title & Escrow
on this 19th day of August A.D., 19 96
at 3:54 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 25571
Bernetha G Letsch, County Clerk
By [Signature] Deputy.

Fee, \$30.00

JAMES L. MULVEY AND PATRICIA J. MULVEY, Trustees or their successors in trust, under the Mulvey Loving Trust dated August 16, 1990, and any amendments thereto, hereinafter called GRANTOR(S), convey(s) to THOMAS J. MONK AND CYNTHIA M. MONK, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 10, Block 9, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of Oregon.

CODE 64 MAP 3909-14DB TAX LOT 5300

"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."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except: 1) Regulations, including levies, liens and utility assessments of the City of Klamath Falls. 2) Conditions and Restrictions as shown on the recorded plat of Hot Springs Addition. 3) Agreement, including the terms and provisions thereof, recorded August 28, 1981 in Book M-81, page 15323.,

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
\$86,000.00.

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 14th day of August, 1996.

James S. Mulvey TRUSTEE
JAMES L. MULVEY, TRUSTEE

Patricia J. Mulvey TRUSTEE
PATRICIA J. MULVEY, TRUSTEE

STATE OF OREGON, County of Klamath)ss.

August 14, 1996

Personally appeared the above named JAMES L. MULVEY AND PATRICIA J. MULVEY acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: April 10, 2000

