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#C32113

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

Vol. M98 Page 13384

JERRY LEWIS WALLS

convey(s) to NEIL WESTFALL, hereinafter called grantor,County of Klamath, State of Oregon, described as:

The East one-half of Lot 5, Block 16, FAIRVIEW ADDITION NO. 2, TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Delinquent taxes, plus accrued interest.

"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 THOSE AS SET FORTH HEREINABOVE

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 \$10,874.13. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} ~~part of~~ 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 22nd day of March, 1988.

Jerry Lewis Walls

STATE OF OREGON, County of Klamath)ss.On this 23rd day of March, 1988.Personally appeared the above named Jerry Lewis Walls

Instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me:

Notary Public for OregonMy Commission Expires: 1-15-90

Jerry Lewis Walls

GRANTOR'S NAME AND ADDRESS

Neil Westfall

GRANTEE'S NAME AND ADDRESS

Neil Westfall

1312 LAKEVIEW
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

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

Neil Westfall

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 April, 1988, at 3:23 o'clock P. M., and recorded in book/reel/volume No. M98 on page 13384 or as document/fee/file/instrument/microfilm No. 56847, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Raza Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00