

32419

TIA # M-38-27101-9
WARRANTY DEED (INDIVIDUAL)

547

DIANNE COLBY, who acquired title as DIANNE SMYLIE
 ROBERT A. PRESTON and KATHLEEN M. PRESTON, husband and wife
 of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 7, Block 2, PINE GROVE RANCHETTES, in the County of Klamath,
 State of Oregon.

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 USE.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
 those contained in Exhibit "A" attached hereto

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 \$ 29,900.00

Dated this 11th day of January, 19 84

Dianne Colby by Janet Pierce
 DIANNE COLBY, who acquired title as *Attorney in fact*
 DIANNE SMYLIE

STATE OF OREGON,

County of Klamath } ss.

On this the 11th day of January, 19 84

JANET PIERCE

personally appeared

who, being duly sworn (or affirmed), did say that She is the attorney in fact for
 DIANNE COLBY, who acquired title as DIANNE SMYLIE
 that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowl-
 edged said instrument to be the act and deed of said principal.

Before me:

Marlene P. Addington
 Notary Public for Oregon
 My Commission expires 3-22-85

ATTORNEY IN FACT ACKNOWLEDGMENT
 consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Dianne Colby, who acquired

title as Dianne Smylie

TO

Robert A. Preston

Kathleen M. Preston

After Recording Return to:
 Robert A. Preston
 Kathleen M. Preston

c/o T.A.

STATE OF OREGON,

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
 on page Records of Deeds of said County.

Witness my hand and seal of County affixed.

By

Deputy

EXHIBIT "A"

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Pine Grove Ranchettes.
2. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms thereof,
 Recorded : October 7, 1970 Book: M-70 Page: 8985
 Amended : September 8, 1972 Book: M-72 Page: 10125
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Mallory Enterprise Public Utility.
5. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$20,000.00
 Dated : July 11, 1979
 Recorded : July 12, 1979 Book: M-79 Page: 16411
 Trustor : Dianne Smylie
 Trustee : William Sisemore
 Beneficiary : Klamath First Federal Savings and Loan Association, a corporation (Loan #04-41829)
 Which Trust Deed, the Grantees herein do not agree to assume, and the Grantor herein agrees to hold Grantees harmless therefrom.



STATE OF OREGON,)
 County of Klamath)

Filed for record at request of

on this 12th day of Jan, A.D. 19 74
 at 10:58 o'clock 4 M, and duly
 recorded in Vol. 484 of Deeds
 Page 547

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 5.00