

34569

ASPEN M-27313-0

WARRANTY DEED (INDIVIDUAL)

Vol. 184 Page 4334

JOHN O. STONE, JR. and URSULA B. STONE, husband and wife  
STANLEY T. McCLELLAN and JANICE M. McCLELLAN, husband and wife  
of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 2, Block 2, BANYON PARK, 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 USES.

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 \$ 50,000.00 \*

Dated this 16th day of March, 19 84.

John O. Stone, Jr.

John O. Stone, Jr.

Ursula B. Stone

Ursula B. Stone

STATE OF OREGON, County of Klamath ) ss.

On this 16th day of March  
JOHN O. STONE, JR. and URSULA B. STONE, 19 84 personally appeared the above named  
instrument to be their voluntary act and deed, and acknowledged the foregoing

Before me:

Notary Public for Oregon

My commission expires: 3-22-85

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.  
If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

John O. Stone, Jr.

Ursula B. Stone

TO

Stanley T. McClellan

Janice M. McClellan

After Recording Return to:

Stanley T. McClellan

Janice M. McClellan

90 Aspen Title & Escrow

Klamath Falls, OR

STATE OF OREGON,

County of ) ss.

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"

## SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Banyon Park.
  5. 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 : December 20, 1970 Book: M-70 Page: 11421
  6. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$47,500.00  
Dated : November 5, 1979  
Recorded : November 6, 1979 Book: M-79 Page: 26138  
Mortgagor : John O. Stone, Jr. and Ursula B. Stone, husband and wife  
Mortgagee : State of Oregon, represented and acting by the Director of Veteran's Affairs  
Loan No. P23999
- Which Mortgage, the Grantees herein assume and agree to pay according to the terms contained therein

STATE OF OREGON, )  
County of Klamath }

Filed for record at request of

on this 16th day of March A.D. 19 84  
at 2:48 o'clock P M, and duly  
recorded in Vol. M84 of Deeds  
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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00