

51338

ATC-6-28851

Vol. m85 Page 11626

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

RONALD B. HERYFORD and BEVERLY A. HERYFORD, husband and wife

convey(s) to LINDA K. SEVERNS

, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

Lot 38, Block 3, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, 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
SEE ATTACHED EXHIBIT "A"

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 \$ 56,900.00. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} ~~part of the~~ 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 July, 19 85.

Ronald B. Heryford
Beverly A. Heryford

STATE OF OREGON, County of Klamath ss.July 22, 19 85.

Personally appeared the above named Ronald B. Heryford and Beverly A. Heryford and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Susan C. [Signature]
Notary Public for State of Oregon
My Commission Expires 6-21-88

Ronald B. & Beverly A. Heryford

GRANTOR'S NAME AND ADDRESS

Linda K. Severns

GRANTEE'S NAME AND ADDRESS

After recording return to:

Linda K. Severns

5363 Gatewood Drive
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

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

Linda K. Severns

5363 Gatewood Drive
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

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/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____

Deputy

SPACE RESERVED
FOR
RECORDER'S USE

285 JUL 23 AM 10 35

EXHIBIT "A"

SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof,
 Dated : June 26, 1905
 Recorded : May 18, 1907 Book: 22 Page: 479
 In favor of : United States of America

2. An easement created by instrument, including the terms and provisions thereof,
 Dated : May 1, 1945
 Recorded : May 15, 1945 Book: 176 Page: 284
 In favor of : California Oregon Power Company
 For : Right of way for pole lines

3. An easement created by instrument, including the terms and provisions thereof,
 Dated : January 14, 1974
 Recorded : March 20, 1974 Book: M-74 Page: 3582
 In favor of : City of Klamath Falls
 For : 10 foot sewer easement over the NW $\frac{1}{4}$ SE $\frac{1}{4}$

4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract 1064, First Addition to Gatewood.

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 : September 3, 1976 Book: M-76 Page: 13888

6. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
 Mortgagor : Stephen C. Fronckowiak and Earleen E. Fronckowiak
 Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs
 Dated : June 22, 1977
 Recorded : June 23, 1977 Book: M-77 Page: 11066
 Amount : \$30,000.00
 which Mortgage, Grantees herein assume and agree to pay.

7. Assumption Agreement, including the terms and provisions thereof,
 Recorded : March 18, 1983 Book: M-83 Page: 4183
 By : Ronald B. Heryford and Beverly A. Heryford

8. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
 Grantor : Ronald B. Heryford and Beverly A. Heryford
 Trustee : Transamerica Title Co.
 Beneficiary : State of Oregon, by and through the Director of Veterans' Affairs
 Dated : March 17, 1983
 Recorded : March 18, 1983 Book: M-83 Page: 4184
 Amount : \$19,763.00
 which Trust Deed, Grantees herein assume and agree to pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 23rd day
 of July A.D., 19 85 at 10:35 o'clock A M., and duly recorded in Vol. M85,
 of _____ Deeds on Page 11626

FEE \$9.00

Evelyn Biehn
 By _____

County Clerk

Flam Smith