

51437



#M-29025

Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. 1485 Page 11771LELAH B. FAULKNER

convey(s) to WEDGE W. WATKINS and WANDA WATKINS, husband and wife, hereinafter called grantor,
 County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 21, LLOYD'S TRACTS, 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 \$ 47,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 24th day of July, 19 85.

Lelah B. Faulkner

STATE OF OREGON, County of Klamath)ss.
July 25, 19 85.

Personally appeared the above named Lelah B. Faulkner
 instrument to be her voluntary act and deed. and acknowledged the foregoing

Before me: W. Arlene J. Addington
 Notary Public for Oregon
 My Commission Expires: 3-22-89

Lelah B. Faulkner4019 Mazama DriveKlamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Wedge W. and Wanda Watkins4334 Laverne StreetKlamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Wedge W. and Wanda Watkins4334 Laverne StreetKlamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Wedge W. and Wanda Watkins4334 Laverne StreetKlamath Falls, OR 97601

NAME, ADDRESS, ZIP

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/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

85 JUL 25 PM 3 49

11772

EXHIBIT "A"

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Conditions, reservations, restrictions, rights and easements as shown on the plat and in the dedication of Lloyd's Tracts.
3. A 25 foot building set back line along Laverne Avenue, as shown on the recorded plat.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of July A.D., 19 85 at 3:49 o'clock P M., and duly recorded in Vol. M85
 of Deeds on Page 11771

FEE \$9.00

By Evelyn Biehn

County Clerk

Sam Smith