

ATC-8-29013



Aspen
TITLE & ESCROW, INC.
WARRANTY DEED

Vol. M85 Page 12336

WARRANTY DEED

STERN SKEEN and BETTY SKEEN, husband and wife
convey(s) to BILL J. SKEEN

convey(s) to BILL L. BLEW and CAROL L. BLEW, husband and wife
County of Klamath

County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 44, Block 1, Tract No. 1078, SECOND ADDITION TO KELENE GARDENS, 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.

The true and actual consideration for this transfer is \$ 57,000.00. *However, the actual consideration consists of or includes other property or value given or promised which is the whole (indicate which) ° (Delete between symbols; if not applicable. See ORS 93.030) part of the consideration. 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 2nd day of August, 19 85.

STATE OF OREGON, County of Klamath
August 2, 19 85)ss.
 Personally appeared the _____

August 2, 19 85.
Personally appeared the above named Stern Skeen and Betty Skeen
instrument to be their voluntary act and deed, and acknowledged the foregoing

Before me:

Notary Public for
My C

My Commission Expires

Stern and Betty Skeen

GRANTOR'S NAME AND ADDRESS

GRANTOR'S NAME AND ADDRESS
Bill L. and Carol L. Blew

GRANTEE'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Bill L. and Carol L. Blew

3910 Y

3910 Gregory Drive
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP *Medford, Oregon 97501*

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

Bill L. and Carol L. Brown
3910 1st St

Bill L. and Carol L. Blew
3910 Haggard

3410 Gregory Drive
Klamath Falls, Oregon 97601

STATE OF OREGON

County of _____ ss.
I certify that the within instrument
has received for record on the _____ day

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 said office this _____ day of _____, 19____.

Witness my hand and seal of County
affixed.

NAME _____ TITLE _____
By _____ Deputy _____

EXHIBIT "A"

12337

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Second Addition to Kelene Gardens.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Regulations, including levies, assessments, water and irrigation rights and easements of Klamath Irrigation District and South Suburban Sanitary District.
4. Warranty Clearance Easement, including the terms and provisions thereof, in favor of United States of America dated May 28, 1964, recorded June 12, 1964 in Book 353 at page 455, Records of Klamath County, Oregon.
5. An easement, including the terms and provisions thereof,
 Dated : September 15, 1969
 Recorded : September 24, 1969
 In favor of : South Suburban Sanitary District Book: M-69 Page: 8242
 For : Sewer line 10 feet in width
6. Trust Deed, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
 Grantor : Michael R. St. Martin and Carolyn M. St. Martin, husband and wife
 Trustee : Transamerica Title Insurance Company
 Beneficiary : First National Bank of Oregon
 Dated : September 26, 1975
 Recorded : September 26, 1975
 Amount : \$26,400.00, Book: M-75 Page: 11761
 which Trust Deed, Grantees herein assume and agree to pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of August of August A.D., 19 85 at 3:46 o'clock P M., and duly recorded in Vol. M85 the 5th day of Deeds on Page 12336.

FEE \$9.00

By Evelyn BiehnCounty Clerk Pam Smith