

52467

ATC-8-29068 E0

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

Vol. M85 Page 13442

SHERIDAN SCOTT

, hereinafter called grantor,

convey(s) to MARK CARLSON

all that real property situated in the

County of Klamath, State of Oregon, described as:

Lot 11 less the Easterly 38.0 feet thereof of Burnsdales Subdivision of Klamath County, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Including the right to bring irrigation water over other lots in said subdivision but reserving the rights of way and easements for irrigation ditches and tile drains to carry irrigation and/or drainage for other lots in said subdivision and subject to contracts for irrigation and/or drainage, easements or record and those apparent on the land, and subject to the rules, regulations and assessments of the South Suburban Sanitary District within the boundaries of which district said property is located; and subject to the

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 as set forth hereinabove

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 \$ 40,000.00. 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 23rd day of August, 19 85.

Sheridan Scott

STATE OF OREGON, County of Klamath)ss.

On this 23rd day of August, 19 85.

Personally appeared the above named Sheridan Scott and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Dusan
Notary Public for Oregon
My Commission Expires: 10-31-87

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mark Carlson
2821 Sturdivant
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

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

Mark Carlson
2821 Sturdivant
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 23rd day of August, 19 85, at 3:57 o'clock P M., and recorded in book/reel/volume No. M85 on page 13442 or as document/fee/file/ instrument/microfilm No. 52467, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By *Pam Smith* Deputy

Fee: \$5.00

FORM 685-2.5M

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