

52580

S-28691
Aspen
 TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. 185 Page 13689

MELVIN L. STEWART and M. E. BERCOT, as tenants in common
 convey(s) to M. STEVEN WEST and LAURA L. WEST, husband and wife, hereinafter called grantor,
 County of Klamath, State of Oregon, described as:
 Lot 26, Block 15, Tract 1064, FIRST ADDITION TO GATEWOOD, in the County of Klamath,
 State of Oregon.

85 AUG 27 PM 3 42

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 \$ 49,500.00. 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 21 day of August, 19 85.

STATE OF OREGON, County of Klamath
 On this the 21 day of August, 19 85, ss.

Personally appeared the above named Melvin L. Stewart and M. E. Bercot
 Instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Duran
 Notary Public for
 My Commission Expires 6-2-88

Melvin L. Stewart & M. E. Bercot

GRANTOR'S NAME AND ADDRESS

M. Steven and Laura L. West

GRANTEE'S NAME AND ADDRESS

After recording return to:

M. Steven & Laura L. West

P.O. Box 1978

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

M. Steven & Laura L. West

P.O. Box 1978

Klamath Falls, Oregon 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/file/
 instrument/microfilm No. _____
 Record of Deeds of said county.

Witness my hand and seal of County
 affixed.

By _____ TITLE
 Deputy

EXHIBIT "A"

13690

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. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Gatewood.
4. 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: M76 Page: 13888

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of August A.D., 19 85 at 3:42 o'clock P M., and duly recorded in Vol. M85
 of Deeds on Page 13689

FEE \$9.00

Evelyn Biehn,
By _____

County Clerk

Tom Smith