

52873

528748 Vol. 1485 Page 14201

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

ESTHER L. DAVIS

convey(s) to GLENN R. SMITH

, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

Lot 41, LOMA LINDA HEIGHTS TO THE CITY OF KLAMATH FALLS, 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 \$ 10,615.97. 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 27th day of August, 19 85.

Esther L. Davis

STATE OF OREGON, County of Klamath)ss.On this 27th day of August, 19 85.Personally appeared the above named Esther L. DavisInstrument to be her voluntary act and deed.

and acknowledged the foregoing

Before me:

Notary Public for OregonMy Commission Expires: 7-30-88

Esther L. Davis

GRANTOR'S NAME AND ADDRESS

Glenn R. Smith

GRANTEE'S NAME AND ADDRESS

After recording return to:

Glenn R. Smith

2512 White Ave
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Glenn R. Smith

2512 White Ave
Klamath Falls, OR 97601
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

105 SEP 5 PM 3 40

EXHIBIT "A"

14202

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Loma Linda Heights.
3. 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 : August 5, 1955 Book: 276 Page: 330
 Amended : January 5, 1956 Book: 280 Page: 263
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 : February 21, 1955 Book: 272 Page: 375
5. An easement created by instrument, including the terms and provisions thereof,
 Dated : November 20, 1956 Book: 288 Page: 492
 Recorded : December 17, 1956
 In favor of : California Oregon Power Company
 For : Right of way for transmission and distribution of electricity and communications over Southwesterly 8 feet of Lot 41

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of September A.D., 19 85 at 3:40 o'clock P M., and duly recorded in Vol. M85 day
 of Deeds on Page 14201

FEE

\$9.00

By Evelyn Biehn, County Clerk
Ram Smith