

52874

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

GLENN R. SMITH

convey(s) to THE ESTATE OF ROBERT E. GARRISON, 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 \$ 22,279.00. 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 27th day of August, 19 85.

Glenn R. Smith

STATE OF OREGON, County of Klamath)ss.On this the 28th day of August, 19 85.Personally appeared the above named Glenn R. SmithInstrument to be his voluntary act and deed. and acknowledged the foregoing

Before me:

Notary Public for OregonMy Commission Expires: 3-22-89

Glenn R. Smith

GRANTOR'S NAME AND ADDRESS

The Estate of Robert E. Garrison

GRANTEE'S NAME AND ADDRESS

After recording return to:

The Estate of Robert E. Garrison

601 Main, Suite 210
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

The Estate of Robert E. Garrison

601 Main, Suite 210
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

SEP 5 5 40 PM '85

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 and provisions 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
 Recorded : December 17, 1956 Book: 288 Page: 492
 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 _____ the 5th day
 of September A.D., 19 85 at 3:40 o'clock P M., and duly recorded in Vol. M85
 of Deeds on Page 14203

FEE \$9.00

By Evelyn Biehn, County Clerk*Pam Smith*