

54601

M-29295

Vol. 1885 Page 17099

# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

RICHARD QUIRK and GLORIA J. QUIRK, formally known as GLORIA J. HOOPII, husband and wife  
convey(s) to JAMES A. HOWARD, a Single Man, hereinafter called grantor,  
County of Klamath, State of Oregon, described as:  
all that real property situated in the  
Lot 27, VILLA ST. CLAIR, in the County of Klamath, State of Oregon.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

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 those set out in Exhibit "A" attached hereto

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 \$ 45,000.00. ~~HOWEVER, THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS THE WHOLE OR PART OF THE~~

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 11 day of October, 19 85.

Richard Quirk  
RICHARD QUIRK

Gloria J. Quirk  
GLORIA J. QUIRK, formally known as  
GLORIA J. HOOPII

STATE OF OREGON, County of Klamath,  
\* October 14, 19 85.

Personally appeared the above named Richard Quirk and Gloria J. Quirk,  
husband and wife  
instrument to be: their voluntary act and deed. and acknowledged the foregoing

Before me: W. Arlene P. Addington  
Notary Public for Oregon  
My Commission Expires: 3-22-89

Richard Quirk  
Gloria J. Quirk

GRANTOR'S NAME AND ADDRESS

James A. Howard

GRANTEE'S NAME AND ADDRESS

After recording return to:

James A. Howard

815 So. Oxford Ave.

Los Angeles, CA 90005

NAME, ADDRESS, ZIP

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

James A. Howard

As Above

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/roll 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

FORM 685-2.5M

25 OCT 21 PM 4 03

## EXHIBIT "A"

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062.
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 : March 27, 1950 Book : 237 Page : 555
5. 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 : October 27, 1955 Book : 278 Page : 392
6. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:  
Mortgagor : Edward L. and Phyllis K. Kollmar  
Mortgagee : United States National Bank  
Dated : December 8, 1978  
Recorded : December 12, 1978 Book: M-78 Page: 27856  
Amount : \$15,100.00  
WHICH, said Mortgage, the Grantee herein does not agree to assume, and the Grantor herein shall hold the Grantee herein harmless therefrom.
7. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:  
Grantor : Richard Quirk and Gloria J. Hoopii, now as tenants in common, but with rights of survivorship  
Trustee : Transamerica Title Insurance Company  
Beneficiary : Edward L. Kollmar and Phyllis Kollmar, husband and wife  
Dated : December 6, 1982 Recorded: December 8, 1982  
Book : M-82 Page: 17395 Amount: \$22,000.00  
WHICH, said Trust Deed, the Grantee herein does not agree to assume, and the Grantor herein shall hold the Grantee herein harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 21st day  
of October A.D., 19 85 at 4:03 o'clock P M., and duly recorded in Vol. M85,  
of Deeds on Page 17099.

FEE \$9.00

Evelyn Biehn  
By \_\_\_\_\_

County Clerk

*[Signature]*