

54790

ATC-8-29/83

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. 1885 Page 17418

PHILIP K. CAMMACK and MARY KAY CAMMACK, husband and wife

convey(s) to BENNETT GEORGE BROWN and JANICE ILENE BROWN, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

Lot 12, Block 1, TRACT NO. 1099, ROLLING HILLS, 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.

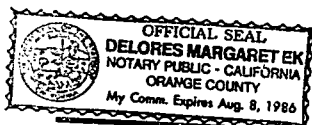
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
SEE ATTACHED EXHIBIT "A"
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$94,000.00. 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 9th day of October, 19 85.

X Mary Kay Cammack
X Philip K. Cammack

STATE OF Calif OREGON, County of Orange ss.
October 9, 19 85.

Personally appeared the above named Philip K. Cammack and
MARY KAY CAMMACK
instrument to be their voluntary act and deed. and acknowledged the foregoing



Before me: Delores Margaret Ek
Notary Public for Calif (Orange Co)
My Commission Expires: Aug 8, 1986

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Bennett George Brown
8615 Rockingham Lane
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

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

Mr. & Mrs. Bennett George Brown
8615 Rockingham Lane
Klamath Falls, Oregon 97603
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.

SPACE RESERVED
FOR
RECORDER'S USE

By _____ TITLE _____
Deputy

05 OCT 25 PM 3 21

EXHIBIT "A"

17419

SUBJECT TO:

1. Reservations and restrictions, including the terms and provisions thereof, contained in deed from the State of Oregon to Chas. S. Moore, dated January 18, 1909, recorded January 30, 1909 in Book 25 at page 472, deed records of Klamath County, Oregon, as follows: "Subject to right of way for ditches, canals and reservoir sites for irrigation purposes constructed by the authority of the United States".

2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1099, Rolling Hills.

3. Articles of Association of the Rolling Hills Road and Drainage Association, including the terms and provisions thereof:

Dated : October 14, 1974
Recorded : October 15, 1974
Book : M-74
Page : 13469

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 : October 16, 1974
Book : M-74
Page : 13496
Amended : October 1, 1975
Book : M-75
Page : 11919

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 25th day
of October A.D., 19 85 at 3:21 o'clock P. M., and duly recorded in Vol. M85,
of Deeds on Page 17418.

FEE \$9.00

Evelyn Biehn
By _____

County Clerk
[Signature]