

ATC-8-29/24

54862

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

Vol. M 85 Page 17540

WALLACE H. HAMLET

convey(s) to WILLIAM L. FISHER and ELLEN M. FISHER, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 6 an the S $\frac{1}{2}$  of Lot 7, GARDEN TRACTS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Garden Tracts.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise 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.

"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 AS SET FORTH HEREINABOVE

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 \$ 36,500.00. 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 25th day of October, 19 85.

Wallace H. Hamlet

STATE OF OREGON, County of Klamath )ss.  
On this the 25<sup>TH</sup> day of October, 19 85.

Personally appeared the above named Wallace H. Hamlet  
instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me: Susan P. [Signature]  
Notary Public for Oregon  
My Commission Expires: 6-27-88

Wallace H. Hamlet

GRANTOR'S NAME AND ADDRESS

William L. & Ellen M. Fisher

GRANTEE'S NAME AND ADDRESS

After recording return to:  
William L. & Ellen M. Fisher

1563 Etna  
Klamath Falls, Oregon 97603  
NAME, ADDRESS, ZIP

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

William L. & Ellen M. Fisher

1563 Etna  
Klamath Falls, Oregon 97603  
NAME, ADDRESS, ZIP

STATE OF OREGON, \*

County of Klamath ss.

I certify that the within instrument was received for record on the 28th day of October, 19 85, at 3:34 o'clock P.M., and recorded in book/reel/volume No. M85 on page 17540 or as document/fee/file/instrument/microfilm No. 54862, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Tam Smith Deputy

Fee: \$5.00

85 OCT 28 PM 3 34