

54917

ATC-8-28954

*S-28954

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

Vol. 1485 Page 17626

RICHARD C. McCOLLAM

convey(s) to CLYDE E. WILSON and KATHERINE M. WILSON, husband and wife, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

Lot 4, Block 2, Tract No. 1065, IRISH BEND, 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 contained 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 \$ 29,500.00. ~~However, the actual consideration consists of the property described in the deed which is the whole consideration and is hereby acknowledged by the parties between whom it is made.~~

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 23 day of October, 19 85.

Richard C. McCollam 10-24-85
Richard C. McCollam

STATE OF OREGON, County of Klamath)ss.

On this 24th day of October, 19 85.

Personally appeared the above named Richard C. McCollam

instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me: Susan

Notary Public for Oregon

My Commission Expires: 6-29-88

Richard C. McCollam

GRANTOR'S NAME AND ADDRESS

Clyde E. Wilson

Katherine M. Wilson

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Clyde E. Wilson

HC 30 Box 1463

Chiloquin, Oregon 97624

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Clyde E. Wilson

HC 30 Box 1463

Chiloquin, Oregon 97624

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

EXHIBIT "A"

17627

SUBJECT TO:

1. Subject to rules and regulations of Fire Patrol District.
2. An easement, including the terms and provisions thereof:
 - Dated : September 20, 1965
 - Recorded : October 6, 1965
 - Book : M-65
 - Page : 2355 & 2357
 - In favor of : Pacific Power & Light Co., A Maine Corporation
 - For : A 20 foot wide right of way
 - (Said document doesn't give exact location)
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Irish Bend.
4. Covenants, easement and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
 - Recorded : May 9, 1973
 - Book : M-73
 - Page : 5588
5. Agreement, including the terms and provisions thereof,
 - Regarding : Road Maintenance Agreement
 - Between : Clyde Wilson
 - And : M. Kelly and Nina Phyllis Kelly
 - Recorded : September 30, 1985
 - Book : M-85
 - Page : 15774

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
 of _____ October _____ A.D., 19 85 at 2:37 o'clock P M., and duly recorded in Vol. M85
 of _____ Deeds _____ on Page 17626.

FEE \$9.00

Evelyn Biehn,
 By _____

County Clerk