

55029

S-29330

# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

Vol. M85

Page

17832

P.R.  
D.R.

L. JACK WALTERS and CALLIE V. WALTERS, husband and wife

convey(s) to PABLO G. de la ROSA and DELFINA S. de la ROSA, husband and wifeall that real property situated in the County of Klamath, State of Oregon, described as:

Lot 64, MERRYMAN'S REPLAT OF OLD ORCHARD MANOR, in the City of Klamath Falls, in the County of Klamath, State of Oregon.

## SUBJECT TO:

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. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Merryman's Replat of Old Orchard Manor.
4. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:

Recorded : February 20, 1951

Book : 245 Page : 361

"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 above

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 \$ 55,000.00

~~THE GRANTOR(S) OF THIS DEED CERTIFY(ES) THAT THE PROPERTY DESCRIBED HEREIN IS NOT SUBJECT TO ANY OTHER INTEREST, INCLUDING BUT NOT LIMITED TO, MORTGAGES, LIENS, EASEMENTS, OR OTHER RIGHTS, AND THAT THE GRANTOR(S) HAS (HAVE) FULL POWER AND AUTHORITY TO EXECUTE THIS DEED.~~

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 30 day of October, 19 85.

L. Jack Walters  
L. Jack Walters

Callie V. Walters  
Callie V. Walters

STATE OF OREGON, County of Klamath )ss.On this 31<sup>ST</sup> day of October, 19 85.Personally appeared the above named L. Jack Walters and Callie V. WaltersInstrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Notary Public for OregonMy Commission Expires 2-2-88

L. Jack Walters  
Callie V. Walters

GRANTOR'S NAME AND ADDRESS

Pablo G. de la Rosa  
Delfina S. de la Rosa

GRANTEE'S NAME AND ADDRESS

After recording return to:

Pablo G. de la Rosa & Delfina S. de la Rosa  
2835 Warfield Avenue  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

Pablo G. de la Rosa & Delfina S. de la Rosa  
2835 Warfield Avenue  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 1st day of November, 19 85, at 2:51 o'clock P. M., and recorded in book/reel/volume No. M85 on page 17832 or as document/fee/file/instrument/microfilm 55029, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Pam Smith Deputy

Fee: \$5.00