

55338

M-29331

# Aspen

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

Vol. M85 Page 18389

CLAUDE W. BUDDS and ELSIE BUDDS, husband and wife

convey(s) to THEODORE J. NICK, JR. and VOLANDTA M. NICK, husband and wife, hereinafter called grantor,  
 County of Klamath, State of Oregon, described as:

Lots 26 and 27, Block 1, Tract No. 1085, COUNTRY GREEN,  
 in the County of Klamath, State of Oregon.

85 NOV 13 PM 3 29

"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 \$ 31,000.00.  
 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 12th day of November, 19 85.

STATE OF OREGON, County of Klamath  
 On this 13th day of November, 1985,  
 Personally appeared the above named Claude W. Budds and Elsie Budds, husband and wife  
 and acknowledged the foregoing

Claude W. Budds  
Elsie Budds  
 )ss.

Before me: Marlene V. Addington  
 Notary Public for Oregon  
 My Commission Expires: 3-22-89

Claude W. Budds  
 Elsie Budds  
 GRANTOR'S NAME AND ADDRESS  
Theodore J. Nick, Jr.  
Volandta M. Nick  
Theodore J. Nick III  
 GRANTEE'S NAME AND ADDRESS  
Theodore J. Nick, Jr.  
7106 Ruth Court  
City, 97603  
 NAME, ADDRESS, ZIP  
Theodore J. Nick, Jr.  
7106 Ruth Ct.  
City, 97603  
 NAME, ADDRESS, ZIP

STATE OF OREGON,  
 County of \_\_\_\_\_ ss.  
 I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded on page \_\_\_\_\_ or as document/fee/file/Instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county.  
 Witness my hand and seal of County affixed.  
 By \_\_\_\_\_ NAME \_\_\_\_\_ TITLE \_\_\_\_\_ Deputy

SPACE RESERVED  
 FOR  
 RECORDER'S USE

## EXHIBIT "A"

## Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. 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.

Note: Country Green to be serviced by South Suburban Sanitary District until East Suburban Sanitary District is in operation as disclosed by Agreement recorded May 14, 1974 in Book M-74 at page 5999, Microfilm Records.

3. Agreement, including the terms and provisions thereof, between Oregon Water Corporation and Henley Land Co., Inc. dated April 10, 1974, recorded May 2, 1974 in Book M-74 at page 5514, Microfilm Records. "There will be a \$51.00 connection fee for water".
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	:	July 30, 1974
Book	:	M-74
Page	:	9272
Amended	:	June 30, 1974
Book	:	M-75
Page	:	7360
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Country Green.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 13th day  
 of November A.D., 19 85 at 3:29 o'clock P M., and duly recorded in Vol. M85  
 of Deeds on Page 18389.

FEE \$9.00

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

County Clerk

*James Smith*