

55353

ATC-8-29357

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

Vol. 185 Page 18418

def
gk

JAMES F. EDWARDS and SHARON M. EDWARDS, husband and wife
convey(s) to DALE A. PREUSS and SANDRA K. PREUSS, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the
Lot 3, Block 6, Tract No. 1035, GATEWOOD, in the County of Klamath, State of
Oregon.

85 NOV 14 AM 11 28

"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 DEPART-
MENT 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 PLAN-
NING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
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 \$ 57,900.00. *However, the actual con-
sideration 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 31st day of October
19 85.

James F. Edwards
Sharon M. Edwards

STATE OF OREGON, County of Klamath
On this the 31st day of _____, 19 85 ss.

Personally appeared the above named James F. Edwards and Sharon M. Edwards
Instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me: Susan
Notary Public for Oregon
My Commission Expires 6-5-88

James F. & Sharon M. Edwards

GRANTOR'S NAME AND ADDRESS

Dale A. & Sandra K. Preuss

GRANTEE'S NAME AND ADDRESS

Dale A. & Sandra K. Preuss

After recording return to:

4301 Driftwood
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

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

Dale A. & Sandra K. Preuss
4301 Driftwood
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

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

NAME _____ TITLE _____
By _____ Deputy

EXHIBIT "A"

18419

SUBJECT TO:

1. Set back provisions as delineated on the recorded plat, 25 feet from front lot line on all lots an 20 feet along side street lines.
2. Utility easements as delineated on the recorded plat.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Gatewood.
4. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
5. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:
Recorded : May 17, 1973
Book : M-73
Page : 5995
6. Trust Deed, including the terms an provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
Grantor : James F. Edwards and Sharon M. Edwards
Trustee : William Ganong, Jr.
Beneficiary : Klamath First Federal Savings and Loan Association
Dated : July 16, 1975
Recorded : July 17, 1975
Book : M-75
Page : 8140
Amount : \$27,500.00,
which Grantees herein do not assume nor agree to pay.

STATE OF CALIFORNIA

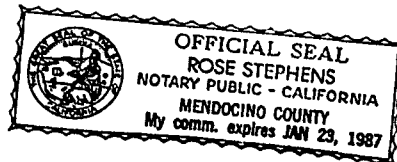
County of Mendocino } ss.

On Nov. 4, 1985, before me, the undersigned, a Notary Public in and for said State, personally appeared JAMES F. EDWARDS

----- personally-known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed it.

NOTARY PUBLIC

ACKNOWLEDGMENT - INDIVIDUAL
WTI FORM NO. 60 - 1/83



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of November A.D., 1985 at 11:28 o'clock A M., and duly recorded in Vol. M85
of _____ Deeds on Page 18418

FEE \$9.00

Evelyn Biehn
By _____

County Clerk
Tam Smith