

M-29365

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

DONALD A. WILCH and SYLVIA A. WILCH, husband and wife
convey(s) to MARK C. BATES and ELIZABETH A. BATES, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

Lot 22 and the Westerly 18 feet of Lot 23, WEST PARK, 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 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 \$37,000.00
side of the consideration consists of or includes the property or value given or promised which is the whole or part of the consideration
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 14th day of November, 19 85.

STATE OF OREGON, County of Klamath

On this 14th day of November, 19 85.

Personally appeared the above named DONALD A. WILCH and SYLVIA A. WILCH,
husband and wife

Instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Sandra Handsaker
Notary Public for Oregon

My Commission Expires: 7-23-89

Donald A. Wilch
Sylvia A. Wilch

GRANTOR'S NAME AND ADDRESS

Mark C. Bates

Elizabeth A. Bates

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

455 Fulton

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of 88.

I certify that the within instrument was received for record on the 14th day of November, 19 85, at 10 o'clock AM, and recorded in book/reel/volume No. 1285 on page 18455 or as document/fee/file/instrument/microfilm No. 1285-18455.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Sandra Handsaker Deputy

EXHIBIT "A"

Subject To:

1. Conditions, Restrictions as shown on the recorded plat of West Park.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Conditions and restrictions as set forth in that certain deed from Norman W. Jones and B. Emogene Jones, husband and wife to the Public, dated September 10, 1956, recorded September 21, 1956 in Book 286 at page 611, Deed Records of Klamath County, Oregon.
4. Easement, including the terms and provisions thereof:

| | | |
|------------|---|---|
| For | : | Power line right of way over the Northerly 8 feet of said lots. |
| Granted to | : | The California Oregon Power Company, A California Corporation |
| Dated | : | October 22, 1956 |
| Recorded | : | October 25, 1956 |
| Book | : | 287 |
| Page | : | 446 |
5. Easement, including the terms and provisions thereof,

| | | |
|------------|---|---|
| For | : | Power line right of way 5 feet wide along the back lot line of Lots 24 and 25 |
| Granted to | : | Pacific Power & Light Company, a corporation |
| Recorded | : | September 20, 1967 |
| Book | : | M-67 |
| Page | : | 7384 |
6. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

| | | |
|-----------|---|--|
| Mortgagor | : | Donald A. Wilch and Sylvia A. Wilch, husband and wife |
| Mortgagee | : | State of Oregon, represented and acting by the Director of Veteran's Affairs |
| Dated | : | May 29, 1979 |
| Recorded | : | June 11, 1979 |
| Book | : | M-79 |
| Page | : | 13695 |
| Amount | : | \$31,500.00 |
| Loan No. | : | P13039 |

WHICH, said Mortgage, the Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

FORM No. 151 - ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 14th day of November, 1985 personally appeared Sylvia A. Wilch who, being duly sworn (or affirmed), did say that he is the attorney in fact for Donald A. Wilch and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.



Before me:

Sandra Handscher
(Signature)
Notary Public for Oregon
(Title of Officer)
7-23-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 14th day
of November A.D., 19 85 at 4:41 o'clock P M., and duly recorded in Vol. M85,
of Deeds on Page 18455.

FEE \$9.00

Evelyn Biehn,
By _____

County Clerk

Pat Smith