

55859

WARRANTY DEED

Vol. 1185 Page 19509

KNOW ALL MEN BY THESE PRESENTS, That AARON E. ABTS  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DOUGLAS W. ROBEY  
 and REGINA L. ROBEY, husband and wife  
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and  
 assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-  
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Tract 92 of PLEASANT HOME TRACTS, according to the official plat thereof on  
 file in the office of the County Clerk of Klamath County, 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 for zoning regulations."

## MOUNTAIN TITLE COMPANY INC.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
 And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that  
 grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT as shown  
 on the reverse of this deed and those apparent upon the land, if any, as of  
 the date of this deed

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims  
 and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$32,000.00  
 However, the actual consideration consists of or includes other property or value given or promised which is  
 the whole or part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical  
 changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 26th day of NOVEMBER, 1985;  
 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers duly authorized thereto by  
 order of its board of directors.

(If executed by a corporation,  
 affix corporate seal)

Aaron E. Abts

STATE OF OREGON,

County of Klamath

11/26, 1985

Personally appeared the above named  
 Aaron E. Abts

and acknowledged the foregoing instru-  
 ment to be a voluntary act and deed.

Notary Public for Oregon  
 My commission expires: 8/16/88

AARON E. ABTS

GRANTOR'S NAME AND ADDRESS

DOUGLAS W. ROBEY & REGINA L. ROBEY  
 1772 Hope St.  
 Klamath Falls, OR

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, County of

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Personally appeared

who, being duly sworn,  
 each for himself and not one for the other, did say that the former is the  
 president and that the latter is the  
 secretary of

and that the seal affixed to the foregoing instrument is the corporate seal  
 of said corporation and that said instrument was signed and sealed in be-  
 half of said corporation by authority of its board of directors; and each of  
 them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL  
 SEAL)

Notary Public for Oregon  
 My commission expires:

STATE OF OREGON,

County of

I certify that the within instru-  
 ment was received for record on the  
 day of 19

at o'clock M., and recorded  
 in book on page or as  
 file/reel number

Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

By

Recording Officer  
 Deputy

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Restrictions as set out in Deed recorded in Volume 139, page 327, Deed Records of Klamath County, Oregon, to wit:  
"(1) To an easement for ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of adjoining property owners; (2) That no dwelling house shall be placed upon said land to cost less than \$1000.00; that such dwelling shall be built in a workmanlike manner; shall be painted outside and shall be set back at least 30 feet from property line on street."

4. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: October 5, 1978

Recorded: October 8, 1978

Volume: M78, page 22312, Microfilm Records of Klamath County, Oregon

Amount: \$27,200.00

Grantor: Sallie M. Merkel and Frank A. Succo

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association

Assignment of Mortgages or Deeds of Trust, including the terms and provisions thereof,

Dated: September 28, 1981

Recorded: September 28, 1981

Volume: M81, page 17273, Microfilm Records of Klamath County, Oregon

From: Klamath First Federal Savings and Loan Association

To: Jackson County Federal Savings and Loan Association

THE GRANTEE APPEARING ON THE REVERSE OF THIS DEED DOES NOT AGREE TO ASSUME SAID TRUST DEED, AND GRANTOR FURTHER AGREES TO HOLD GRANTEE HARMLESS THEREFROM.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of November A.D. 19 85 at 2:06 o'clock P M., and duly recorded in Vol. M85 day  
of Deeds on Page 19509

FEE \$9.00

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

County Clerk  
*[Signature]*