

ATC-8-29390

55936

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M85 Page 19C38

GROVER R. LARSEN and VIRGINIA N. LARSEN, husband and wife
convey(s) to DONALD R. CADY and MARILYN S. CADY, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

Lot 4, Block 1, WILLIAMSON RIVER KNOLL TRACT #1021, 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.

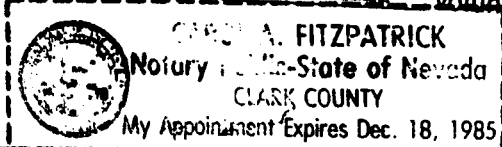
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
SEE ATTACHED EXHIBIT "A"
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 8,500.00. However, the actual consideration 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 25th day of November, 19 85.

Grover R. Larsen
Virginia N. Larsen

NEVADA
STATE OF ~~OREGON~~ County of Clark ss.
On this the 25th day of November, 19 85.

Personally appeared the above named Grover R. Larsen and Virginia N. Larsen and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: Carol A. Fitzpatrick
Notary Public for Nevada
My Commission Expires: 12-18-85

Grover R. & Virginia N. Larsen

GRANTOR'S NAME AND ADDRESS

Donald R. & Marilyn S. Cady

GRANTEE'S NAME AND ADDRESS

After recording return to:

Donald R. & Marilyn S. Cady

HC 63 Box 451
Chiloquin, Oregon 97624
NAME, ADDRESS, ZIP

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

Donald R. & Marilyn S. Cady

HC 63 Box 451
Chiloquin, Oregon 97624
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"

13639

SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Williamson River Knoll.
2. Reservation of all subsurface rights, except water, as reserved in Deed from the United States of America, recorded January 19, 1961 in Book 326 at page 589, Deed Records.
3. 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 : August 17, 1971
Book : M-71
Page : 8617
4. Subject to rules and regulations of Fire Patrol District.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of December A.D., 19 85 at 11:21 o'clock A M., and duly recorded in Vol. M85 day
of Deeds on Page 19638

FEE
\$9.00

Evelyn Biehn,
By Pam Smith County Clerk