

56177



M-29216

Vol 1285 Page 20021

# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

LEONARD P. HILL and HANNELORE C. HILL, husband and wife  
convey(s) to DANIEL L. WOOLNER and BARBARA J. WOOLNER, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 14, Block 11, Tract No. 1079, SIXTH ADDITION TO SUNSET VILLAGE, in the County  
of Klamath, State of Oregon.

7:05 DEC 9 PM 2 37

"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.  
SEE ATTACHED EXHIBIT "A"

The true and actual consideration for this transfer is \$ 59,600.00. However, the actual con-  
sideration consists of or includes other property or value given or promised which is the whole  
(Indicate which) (Delete between symbols; if not applicable. See ORS 93.030) 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 19 85 day of December

STATE OF OREGON, County of Klamath  
On this the 6th day of December, 19 85.

Personally appeared the above named Leonard P. Hill and Hannelore C. Hill  
Instrument to be their voluntary act and deed. and acknowledged the foregoing

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

Leonard P. & Hannelore C. Hill

GRANTOR'S NAME AND ADDRESS  
Daniel L. & Barbara J. Woolner

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Daniel L. & Barbara J. Woolner  
3710 Rio Vista  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Daniel L. & Barbara J. Woolner  
3710 Rio Vista  
Klamath Falls, OR 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.

NAME

By

TITLE

Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

EXHIBIT "A"

20022

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. 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.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Sixth Addition to Sunset Village, including utility easement along the rear 8 feet thereof.
5. 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 : June 29, 1973  
Book : M-73  
Page : 8283
6. This property lies within and is subject to the levies and assessments of the Sunset Lighting District.

*[Signature]*

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of \_\_\_\_\_ December \_\_\_\_\_ A.D., 19 85 at 2:37 o'clock P \_\_\_\_\_ M., and duly recorded in Vol. M85 day \_\_\_\_\_  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 20021  
FEE \$9.00  
By Evelyn Biehn, \_\_\_\_\_ County Clerk  
*[Signature]*