

56209

ATC 8 29369
Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M85 Page 20072

GERALD W. HAMILTON

convey(s) to LESTER C. SNOOK & ROBERTA SNOOK, husband and wife, as to an undivided 1/3 interest;
WILLIAM J. LE TARTE & MARIE LE TARTE, husband & wife** all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 12 in Block 46 FIRST ADDITION TO KLAMATH FOREST ESTATES, in the County of
Klamath, State of Oregon.

***as to an undivided 1/3 interest; HOWARD ALLRED & RUBY ALLRED, husband and wife,
as to an undivided 1/3 interest

"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
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 \$ 6,000.00. 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 23rd day of November,
19 85.

STATE OF OREGON, County of _____)ss.
On this the 23rd day of November, 19 85.

Personally appeared the above named Gerald W. Hamilton
Instrument to be his voluntary act and deed.

Before me: Patricia R. Bernier
Notary Public for Oregon
My Commission Expires: _____

Gerald W. Hamilton

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Lester C. Snook
Mr. & Mrs. William J. LeTarte
Mr. & Mrs. Howard Allred

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. & Mrs. Lester C. Snook
1208 Perinault Drive
Lake Almanor, Calif. 96137
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Mr. & Mrs. Lester C. Snook
1208 Perinault Drive
Lake Almanor, Calif. 96137
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.

By _____ TITLE _____
Deputy

EXHIBIT "A"

20073

SUBJECT TO:

1. Subject to rules and regulations of Fire Patrol District.
2. Restrictions, set back provisions and utility easements, as delineated on the recorded plat, but omitting restrictions, if any, based on race, color, religion or national origin.
3. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, filed June 9, 1972 in Commissioners Journal, forming the Klamath Forest Estates-Sprague River Livestock District.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of December A.D., 19 85 at 3:29 o'clock P M., and duly recorded in Vol. M85
of Deeds on Page 20072

FEE \$9.00

Evelyn Biehn, County Clerk
By Pam Smith