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EO
ASPEN M-29168

Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. 185

Page

20186

TROY JOSPEH BALCOM and LORA ELIZABETH BALCOM, husband and wife

convey(s) to TREVE M. McREYNOLDS, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

Lot 7, Block 3, Tract 1203, COUNTRY VILLAGE, in the County of Klamath,
State of OregonTHIS 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
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 \$45,086.57. ~~HOWEVER, THE ACTUAL CON-
SIDERATION CONSISTS OF OR INCLUDES THE PROPERTY OR VALUE GIVEN OR PROMISED WHICH IS THE WHOLE
PART OF THE~~
Indicate which (Date between symbols) if not applicable. See ORS 93.030In construing this deed and where the context so requires, the singular includes the plural
IN WITNESS WHEREOF, the grantor has executed this instrument this 8th day of November
19 85.Troy Joseph Balcom
Lora Elizabeth Balcom

STATE OF OREGON, County of New London

December 7, 19 85.

Personally appeared the above named Troy Joseph Balcom
Lora Elizabeth Balcom and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Notary Public for State of Oregon
My Commission Expires: Dec 31, 1986

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS
After recording return to:
Trev M. McReynolds
4883 Barney Court
City, 97603
NAME, ADDRESS, ZIPUntil a change is requested all tax statements shall be sent to the following address.
Trev M. McReynolds
4883 Barney Court
City, 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of

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 of as document/fee/file/
instrument/microfilm No.
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

NAME

TITLE

By Deputy

SUBJECT TO:

EXHIBIT "A"

20187

1. An easement created by instrument, including the terms and provisions thereof
Dated : January 16, 1957 Book: 289 Page: 225
Recorded : January 21, 1957
In favor of : The California Oregon Power Company, a California Corp.
For : 225 Foot wide right of way for 2 pole or tower lines
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract 1203 Country Village, including but not limited to the following:
 - a. Easement for future public utilities
 - b. Building set backs shall comply with Klamath County article 81 for SP-1 Zone
 - c. 1.0 foot reserve strip and 1.0 foot street plugs as shown on plat
 - d. No behicular access from Lot 1, Block 1 to Orindale Road
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 : March 3, 1983 Book: M-83 Page: 3079
4. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$46,300.00
Dated : May 7, 1984 Book: M-84 Page: 7811
Recorded : May 10, 1984
Trustor : Troy Jospeh Balcom and Lora Elizbeth Balcom
Trustee : as husband and wife
Beneficiary : Aspen Title & Escrow, Inc.
The above trust deed was assigned by instrument
Dated : May 7, 1984 Book: M-84 Page: 7819
Recorded : May 10, 1984
to : State Federal Savings and Loan Association,
a United States corporation

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ December _____ A.D., 19 85 at 10:56 o'clock A M., and duly recorded in Vol. M85
Deeds on Page 20186

FEE \$9.00

Evelyn Biehn,
By _____ County Clerk