

56344

#M-29358

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# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

ROBERT LE ROY RICHARDSON and MARY LOU RICHARDSON, husband and wife  
convey(s) to MANUEL L. COLLINS and RITA F. COLLINS, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 1, Block 3, FIRST ADDITION TO WINEMA GARDENS, 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 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"

The true and actual consideration for this transfer is \$ 55,500.00. 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 13th day of December,  
19 85.

STATE OF OREGON, County of Klamath ss.  
On this the 13th day of December, 19 85.

Personally appeared the above named Robert LeRoy Richardson and Mary Lou  
Richardson to be their voluntary act and deed. and acknowledged the foregoing

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

Robert L. & Mary L. Richardson

GRANTOR'S NAME AND ADDRESS

Manuel L. & Rita F. Collins

GRANTEE'S NAME AND ADDRESS

After recording return to:

Manuel L. & Rita F. Collins

6216 Shasta Way  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

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

Manuel L. & Rita F. Collins

6216 Shasta Way  
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 13th day  
of December, 19 85,  
at 10 o'clock AM, 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

TITLE

By

Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

EXHIBIT "A"

20311

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. 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.
3. Reservations, restrictions, conditions, easements and set back lines as shown on the Plat and in the Dedication of First Addition to Winema Gardens.
4. A permanent easement for drainage purposes, including the terms and provisions thereof, over the Northwestern corner of Lot 1, Block 3 as set forth in instrument given to Klamath County, dated March 21, 1969 recorded March 21, 1969 in Book M-69 at page 2034.
5. Mortgage, including the terms and provisions thereof, dated February 25, 1977, recorded February 25, 1977 in Book M-77 at page 3368, which Grantees herein assume and agree to pay.
6. Trust Deed, including the terms and provisions thereof, dated March 7, 1983, recorded March 8, 1983 in Book M-83 at page 3455, which Grantees herein assume and agree to pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of December \_\_\_\_\_ A.D., 19 85 at 4:11 o'clock P M., and duly recorded in Vol. 495 the 13th day  
of Deeds \_\_\_\_\_ on Page 20310  
By Lvelyn Biehn, County Clerk  
Pam Smith

FEE \$9.00