Deputy

#M-29358 Volume Spen TITLE & ESCROW, INC. WARRANTY DEED (INDIVIDUAL) ROBERT LE ROY RICHARDSON and MARY LOU RICHARDSON, husband and wife

| | convey(s) to _ | MANUEL I COLLE | IRACI LOU RICHARDSON, | wife wife | | | |
|---------------|--|--|--|--|--|--|--|
| 1 | County of | Z. COLILII | WS and RITA F. COLLINS, h | usband and wife, hereinafter called grain | | | |
| ı | County of | Klamath | , State of Oregon, describe | all that root are | | | |
| | Lot 1, Blo | OCK 3 Errom | , state of Oregon, describe | ed as: | | | |
| | State of | Oregon. | TION TO WINEMA GARDENS, i | n the a- | | | |
| | | | , | if the county of Klamath, | | | |
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| - | "THIS INSTRUMENT | | | | | | |
| Ē., | SIGNING OR ACCEPTING 1 MENT TO VERIFY APPROX | . NOT ALLOW USE OF THE PROPE THIS INSTRUMENT, THE PERSON A | RTY DESCRIBED IN THIS INSTRUMENT | TION OF APPLICABLE LAND USE LAWS AND REGULATIONS BEFORE CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPAR | | | |
| () | THIS INSTRUME | INT DESTINATION RES | COURING FEE TITLE TO THE PROPERTY SHOULD | TION OF APPLICABLE LAND USE LAWS AND REGULATIONS. | | | |
| | DESCRIBED IN T | HIS INSTRUMENT | ANTEE THAT ANY PARTICULA | D. LO. | | | |
| . ; | NING DEPARTMI | ENT TO VERIFY APP | BOVER SHOULD CHECK WITH T | HE APPROPRIATE OF THE PROPERTY | | | |
| -~; } | and covenant(s) | that grantes : | MOVED USES. | THOPHIAIE CITY OR COUNTY PLAN | | | |
| • | | grantor is the o | wner of the above described | Oronaut r | | | |
| | and will warrant or | 0] | E ATTACHED EXHIBIT "A" | property free of all encumbrances except | | | |
| | 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. The true and actual consideration for this transfer is \$.55,500,000. | | | | | | |
| | The true | and actual consider | ation for this transfer is \$_55, | ally claim the same, except as shown above | | | |
| | (Indicate which) | (Delais office | I Droperty or wall | 200.00 | | | |
| | In conete | wine the between sym | bolse if not applied then or pro | omised which is the whole the actual con- | | | |
| | 19 <u>85</u> IN WITNE | SS WHEREOF, the gra | nere the context so requires, t | the singular incl. | | | |
| | | , - g | mas executed this instrume | the singular includes the plural and this 13th day of December | | | |
| | | | | | | | |
| | | | A | but text think | | | |
| (| STATE OF | | 57/2 | Principal States | | | |
| • | On the OF OREGON | N, County of | Klamath | Jan Hekardson | | | |
| - | TOTAL CONTRACTOR | all day of Docomba | /33. | | | | |
| | Richardson C | appeared the above | named Robert LeRoy Rick | | | | |
| iı | nstrumetil to Be | hair | Robert LeRoy Rich | hardson and Mary Lou | | | |
| | | volunt. | ary act and deed. | and acknowledged the foregoing | | | |
| | | | Before me: | o the totagoing | | | |
| | | | Delora ma: 9.7 /. | | | | |
| | | | | Cene T. Addi. | | | |
| | * Here | | Notary Put | olic for addinator | | | |
| | Robert L. & Mai | ry L. Richardson | Notary Put | WORLD ALL TO | | | |
| | Robert L. & Mai | ry L. Richardson | Notary Put My Commi | olic for <u>Oregon</u> ssion Expires: <u>3-22-89</u> | | | |
| - | GRANTOR'S | NAME AND ADDRESS | Notary Put My Commi | olic for addinator | | | |
| | GRANTOR'S | NAME AND ADDRESS | Notary Put My Commi | STATE OF OREGON, County of Sa. | | | |
| - | | NAME AND ADDRESS | Notary Put My Commi | STATE OF OREGON, County of Certify that the | | | |
| | GRANTOR'S Manuel L. & Rit | B NAME AND ADDRESS CA F. Collins | Notary Put My Commi | STATE OF OREGON, County of Certify that the within instrument was received for record on the | | | |
| After | GRANTOR'S Marruel L. & Rit GRANTEE'S recording return to: | B NAME AND ADDRESS CA F. Collins NAME AND ADDRESS | Notary Put My Commi | STATE OF OREGON, County of T certify that the within instrument was received for record on the day of at | | | |
| After | GRANTER'S Manuel L. & Rit GRANTER'S Teoording return to: Manuel L. & Rita 6216 Shasta Way | NAME AND ADDRESS NAME AND ADDRESS R. F. Collins | Notary Put My Commi | STATE OF OREGON, County of T certify that the within instrument was received for record on the day of the da | | | |
| After | GRANTER'S Manuel L. & Rit GRANTER'S Teoording return to: Manuel L. & Rita 6216 Shasta Way | NAME AND ADDRESS NAME AND ADDRESS R. F. Collins | SPACE RESERVED FOR RECORDER'S USE | STATE OF OREGON, State of Oregon State of Oregn State of Oregon State | | | |
| After | GRANTER'S Manuel L. & Rit GRANTER'S recording return to: Manuel L. & Rita 6216 Shasta Way Klamath Falls. NAME. | NAME AND ADDRESS TAIL F. COLLINS NAME AND ADDRESS THE F. COLLINS OR 97603 ADDRESS, ZIP | SPACE RESERVED FOR RECORDER'S USE | STATE OF OREGON, Same and the within instrument was received for record on the day of the book/reel/volume No. Oregon STATE OF OREGON, Same and the within instrument was received for record on the day of t | | | |
| After Until a | GRANTOR'S Manuel L. & Rit GRANTEE'S recording return to: Manuel L. & Rita 6216 Shasta Way Klamath Falls. (NAME, a change is requested all tax state Manuel L. & Distant | NAME AND ADDRESS A F. COllins NAME AND ADDRESS A F. COllins OR 97603 ADDRESS, ZIP | SPACE RESERVED IFOR PECOADER'S USE | STATE OF OREGON, Same and the within instrument was received for record on the day of the document/recorded or as document/re | | | |
| After Until a | GRANTERS Manuel L. & Rita GRANTERS GRANTERS | NAME AND ADDRESS A F. COllins NAME AND ADDRESS A F. COllins OR 97603 ADDRESS, ZIP Demonts shall be sent to the following F. Collins | SPACE RESERVED IFOR PECOADER'S USE | STATE OF OREGON, County of I certify that the within instrument was received for record on he day of at o'clock M., and recorded in book/reel/volume No. Oage or as document/fee/file/ natrument/referofilm No. Record of Deeds of said county. Witness my hand and seel of C. | | | |
| After Until a | GRANTER'S Manuel L. & Rit GRANTER'S Maruel L. & Rita G216 Shasta Way Klamath Falls, G | NAME AND ADDRESS A F. COllins NAME AND ADDRESS A F. COllins OR 97603 ADDRESS, ZIP Demonts shall be sent to the following F. Collins | SPACE RESERVED IFOR PECOADER'S USE | STATE OF OREGON, Same and the within instrument was received for record on the day of the document/recorded or as document/re | | | |

SUBJECT TO:

- 1. Regulations, including levies, liens and utility assessments of the City
- 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 Northewesterly corner of Lot 1, Block 3 as set forth in instrument miner to Klamath County, dated March 21, 1969 recorded March 21, 1969 in Book March 21, 1969 in Bo given to Klamath County, dated March 21, 1969 recorded March 21, 1969 in Book M-69
- 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
- 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

| STATI | e of oregon | V: COUNTY OF KLAMATH: | | | | |
|-------|------------------------------|--|------------|--------------------------|---------------------|----------------------------------|
| | for record at re December | equest of | | | | |
| FEE | \$9.00 | A.D., 19 <u>85</u> at of <u>Deeds</u> | 4:11 o'cle | ock P M., and on Page 20 | duly recorded in Vo | <u>13th</u> da ol. <u>M35</u> |
| | - management of the second | | | ByBiel | in, County Clerk | 0 |