

57165

M-29449

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

Vol. 1186 Page 621

THOMAS P. VALLEE and PATRICIA J. VALLEE, husband and wife

convey(s) to DENNIS NOBLE WEED and BETH CHRISTINE WEED, husband and wife, hereinafter called grantor,

all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 12, Block 6, Tract No. 1035, GATEWOOD, 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
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 \$ 50,000.00. ~~However, the actual con- sideration consists of and includes other property or value given or promised which by the whole or in part constitutes the consideration for this transfer.~~
~~Indicate which of the following is the correct consideration for this transfer: (a) Cash (b) Other property or value given or promised (c) Other consideration (d) Other~~

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 26 day of December,
19 85.

Thomas P. Vallee
Thomas P. Vallee
Patricia J. Vallee
Patricia J. Vallee

STATE OF OREGON, County of Klamath)ss.

On this 10th day of January, 19 85.

Personally appeared the above named Thomas P. Vallee and Patricia J. Vallee,
husband and wife and acknowledged the foregoing
Instrument to be their voluntary act and deed.

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

Thomas P. Vallee
Patricia J. Vallee

GRANTOR'S NAME AND ADDRESS

Dennis Noble Weed
Beth Christine Weed

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mrs. & Mrs. Dennis N. Weed
5117 Sumac
City, 97603

NAME, ADDRESS, ZIP

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

As Above

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 _____ or as document/teletype/
instrument/microfilm No. _____,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

SPACE RESERVED
FOR
RECORDER'S USE

NAME

TITLE

By _____ Deputy

EXHIBIT "A"

Vallee to Weed

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Set back provisions as delineated on the recorded plat, 25 feet from front lot line on all lots and 20 feet along side street lines.
3. Utility easements as delineated on the recorded plat.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Gatewood.

5. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Mortgagor : William L. Agree and Patricia L. Agree,
husband and wife

Mortgagee : State of Oregon, represented and acting
by the Director of Veterans' Affairs

Dated : November 16, 1977

Recorded : November 16, 1977

Book : M-77

Page : 22337

Amount : \$39,425.00

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

6. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:

Recorded : May 17, 1973

Book : M-73

Page : 5995

STATE OF OREGON COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of January A.D. 19 86 at 3:45 o'clock P.M. and duly recorded in Vol 1986 day
of Deeds on Page 621

FEB \$9.00

Evelyn Biehn, County Clerk
By *[Signature]*