

ATC-B-29546



Aspen

TITLE & ESCROW, INC.

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57306

WARRANTY DEED (INDIVIDUAL)

KATHLEEN H. BOTKA and JOHN F. BOTKA, hereinafter called grantor,
convey(s) to MILDRED I. ROBINETTE
County of Klamath, State of Oregon, described as:
Lot 3, Block 1, BEL-AIRE 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 DEPARTMENT 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 PLANNING 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 \$43,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} ~~part of the~~ 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 15th day of January, 19 86

John F. Botka
Kathleen H. Botka

STATE OF OREGON, County of Klamath)ss

On this 15th day of January, 19 86.

Personally appeared the above named Kathleen H. Botka and John F. Botka

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Susan
Notary Public for Oregon
My Commission Expires: 12-21-88

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mildred I. Robinette
Box 6076
Dorris, California 96023
NAME ADDRESS ZIP

Until a change is requested all tax statements shall be sent to the following address:
Mildred I. Robinette
5325 Bel Aire Drive
Klamath Falls Oregon 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 _____ 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

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EXHIBIT "A"

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Subject to:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Regulation, 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.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Bel-Aire Gardens.
5. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded July 10, 1963 in Book 346 at page 441, Deed Records.

STATE OF OREGON COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 16th day
of _____ January _____ A.D. 19 86 at 10:41 o'clock _____ A.M., and duly recorded in Vol _____ 496
of _____ Deeds _____ on Page _____ 835

FEE \$9.00

Evelyn Biehn, County Clerk

By

Pam Smith