

57345

M-29488

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

Vol. M86 Page 887

KENNETH E. SMITH and MAUDIE L. SMITH, husband and wife
convey(s) to LEO H. FOGLE, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 5 and the Easterly 20 feet of Lot 6, WEST PARK IN THE CITY OF
KLAMATH FALLS, 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 \$ 49,900.00
~~STATION CONSIST OF LOTS OF THE PROPERTY OF VALUE OF \$49,900.00 WHICH IS THE WHOLE OF THE PROPERTY~~
~~INDICATED BY THE DEED BETWEEN SYMBOLS OF DO NOT PUT IN THE DEED~~

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 13 day of January,
19 86

Kenneth E. Smith
Kenneth E. Smith
Maudie L. Smith
Maudie L. Smith

STATE OF OREGON, County of Klamath
On this 14th day of January, 19 86

Personally appeared the above named KENNETH E. SMITH and MAUDIE L. SMITH, husband
and wife
instrument to be their voluntary act and deed. and acknowledged the foregoing

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

Kenneth E. SmithMaudie L. Smith

GRANTOR'S NAME AND ADDRESS

Leo H. Fogle

GRANTEE'S NAME AND ADDRESS

After recording return to:

Leo H. Fogle11730 Mallory DriveKlamath Falls OR 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/fee/titled
instrument/microfilm No. _____
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

NAME

TITLE

By

Deputy

EXHIBIT "A"

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Smith to Fogle

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, restrictions as shown on the recorded plat of West Park.
3. Conditions and restrictions as set forth in that certain deed from Norman W. Jones and B. Emogene Jones, husband and wife to The Public dated September 10, 1956, recorded September 21, 1956, in Book 286 at page 611, Deed Records.
4. Power Line right of way over the Northerly 8 feet of Lots 24 and 25, including the terms and provisions thereof, granted to The California Oregon Power Company, a California Corporation, dated October 22, 1956, recorded October 25, 1956 in Book 287 at page 446.
5. Power Line right of way 5 feet wide along the back lot line of Lots 5 and 6, including the terms and provisions thereof, granted to Pacific Power and Light Company, a corporation, recorded September 20, 1967 in Book M-67 at page 7384, Deed Records.
6. Tunnel Easement, including the terms and provisions thereof, and right of way agreement, dated October 18, 1905, recorded March 5, 1906 in Book 25 at page 185, between G.W. White, et ux., and the United States of America.
7. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor	: Kenneth E. Smith and Maudie L. Smith
Trustee	: William Ganong, Jr.
Beneficiary	: Klamath First Federal Savings and Loan Assn.
Dated	: October 1, 1975
Recorded	: October 1, 1975
Book	: M-75
Page	: 11960
Amount	: \$18,800.00

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

Resignation of Trustee under the above Trust Deed by instrument:

Trustee	: William Ganong, Jr.
Recorded	: June 15, 1977 Book: M-77 Page: 10503

Appointment of Successor Trustee under the above Trust Deed by instrument:

Successor	: William L. Sisemore
Recorded	: June 15, 1977 Book: M-77 Page: 10504

STATE OF OREGON COUNTY OF KLAMATH ss.

Filed for record at request of January A.D. 19 86 at 10:50 o'clock A M. and duly recorded in Vol 1936 of Deeds on Page 887
 By Evelyn Blinn, County Clerk
[Signature]

FEE \$9.00