

57361

ATC-8-29486

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

LARRY BURTON and DELORES BURTON also known as DOLORES BURTON, husband and wife
convey(s) to ERNEST W. LEGGETT, JR. and SHIRLEY M. LEGGETT, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

SEE ATTACHED EXHIBIT "A"

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 \$ 20,000.00. However, the actual consideration 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) part
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 16TH day of January, 19 86.

Larry Burton
Dolores Burton

STATE OF OREGON, County of Klamath)ss.On this the 16TH day of January, 19 86.

Personally appeared the above named Larry Burton and Dolores Burton also known as Dolores Burton and acknowledged the foregoing instrument to be their voluntary act and deed

Before me:

Notary Public for OregonMy Commission Expires: 6-2-88Larry & Dolores Burton

GRANTOR'S NAME AND ADDRESS

Ernest W. & Shirley M. Leggett, Jr.

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ernest W. & Shirley M. Leggett, Jr.921 ProspectKlamath Falls, Oregon 97601

NAME ADDRESS ZIP

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

Ernest W. & Shirley M. Leggett, Jr.921 ProspectKlamath Falls, Oregon 97601

NAME ADDRESS ZIP

STATE OF OREGON.

County of _____ ss.

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

EXHIBIT "A"

A portion of:

of 1, Block 18, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, and a portion of closed Roosevelt Street adjoining said lot, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Westelry line of Prospect Street, 42 feet Southerly along said line from its intersection with the Southerly line of Rose Street; thence continuing Southerly along said West line of Prospect Street a distance of 53.3 feet; thence North $78^{\circ} 15'$ West 66 feet; thence North, parallel with Ninth Street a distance of 60 feet to the Northwestelry line of closed Roosevelt Street; thence Northeastelry along the North line of closed Roosevelt Street a distance of 4.6 feet; thence Southerly, parallel with Rose Street, 100.0 feet, more or less, to the place of beginning.

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 First Addition to the City of Klamath Falls.
3. Easement in favor of City of Klamath Falls, recorded January 6, 1926 in Book 69 at page 176.
4. Agreement between Roderick M. Smith and Carl F. Carlson and Alma E. Carlson, recorded July 5, 1968 in Book M-68 at page 6131.

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of _____
of January A.D. 19 36 at 3:17 o'clock P M. and duly recorded in Vol 436
of Deeds on Page 211

FEE \$9.00

Evelyn Biehn, County Clerk
By Edm Smith