

57552

M-29557

# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

Vol. 186 Page 1284

TERRY R. PHILLIPS and KATHY L. PHILLIPS, husband and wife  
convey(s) to STEVEN D. THOMPSON and MARY ANN THOMPSON, husband and wife, hereinafter called grantor,  
all that real property situated in the  
County of Klamath, State of Oregon, described as:

Lot 6, Block 4, FIRST ADDITION TO SUNSET VILLAGE, 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  
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 \$ 53,200.00.  
~~However, the actual consideration for this transfer is \$ 53,200.00. The whole of the same is hereby acknowledged by the grantor.~~  
~~Indicate the date of the deed between the parties to 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 24 day of January,  
19 86.

*Terry R. Phillips*  
*Kathy L. Phillips*

STATE OF OREGON, County of Klamath )ss.

On this 24<sup>th</sup> day of January, 19 86.

Personally appeared the above named TERRY R. PHILLIPS and KATHY L. PHILLIPS  
husband and wife and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

*Susan C. [Signature]*  
Notary Public for Oregon  
My Commission Expires: 7/23/89

Terry R. Phillips  
Kathy L. Phillips  
GRANTOR'S NAME AND ADDRESS  
Steven D. Thompson  
Mary Ann Thompson  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Steven D. & Mary Ann Thompson  
3923 Avenida Way  
Klamath Falls, Oregon 97603  
NAME, ADDRESS, ZIP

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

Mr. & Mrs. Steven D. Thompson  
3923 Avenida Way  
Klamath Falls, Oregon 97603  
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of [Signature]  
I certify that the within instrument  
was received for record on the 24 day  
of January, 19 86,  
at 10 o'clock AM, and recorded  
in book/reel/volume No.         
page        or as document/fax/file/  
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

5 JAN 24 PM 3 59

EXHIBIT "A"

Phillips to Thompson

SUBJECT TO:

1225

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, as per Ordinance No. 29, recorded May 24, 1933, in Book M-83 at page 8062.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Sunset Village.
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,  
Recorded : March 4, 1969  
Book : M-69  
Page : 1643  
Amended : April 21, 1969  
Book : M-69  
Page : 2838
5. This property lies within and is subject to the Sunset Lighting District

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of January \_\_\_\_\_ A D. 19 86 at 1:59 o'clock P M., and duly recorded in Vol. 186  
of \_\_\_\_\_ Deeds on Page 1224  
By Evelyn Biehn, County Clerk  
\_\_\_\_\_

FEE \$9.00