

58051

ATC-8-29573

Vol 1786 Page 2349

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

G. FRANK KOHLER

convey(s) to HEINZ FELDT and GERTRUD FELDT, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:
Lot 48, Block 12, KLAMATH FOREST ESTATES FIRST ADDITION, 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 \$ 3,000.00. 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 of the
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 3rd day of February, 19 86.

California

OREGON

STATE OF OREGON, County of Los Angeles
On this the 3rd day of February, 19 86.)ss.

Personally appeared the above named G. Frank Kohler
who proved to me on the basis of satisfactory evidence
Instrument to be his voluntary act and deed. and acknowledged the foregoing



Before me: Kathy A. Shepherd
Notary Public for California
My Commission Expires: 4-10-87

G. Frank Kohler

GRANTOR'S NAME AND ADDRESS

Heinz Feldt & Gertrud Feldt

GRANTEE'S NAME AND ADDRESS

After recording return to:

Heinz Feldt and Gertrud Feldt

1715 So. Long Avenue

West-Covina California 91790

NAME, ADDRESS, ZIP

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

Heinz Feldt and Gertrud Feldt

1715 So. Long Avenue

West-Covina California 91790

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

By _____ TITLE Deputy

EXHIBIT "A"

2350

SUBJECT TO:

1. Subject to rules and regulations of Fire Patrol District.
2. Conditions, restrictions as shown on the recorded plat of Klamath Forest Estates First Addition.
3. Reservations contained in Deed from United States of America, dated June 8, 1959, recorded June 11, 1959 in Book 313, page 275, Deed Records of Klamath County, Oregon.
4. Conditions and restrictions imposed by instrument filed June 9, 1972 in Commissioners Journal forming the Klamath Forest Estates-Sprague River Livestock District.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of February A.D., 19 86 at 3:10 o'clock P M., and duly recorded in Vol. M86
of Deeds on Page 2349

FEE \$9.00

Evelyn Biehn

By

Bernetha A. Helich
County Clerk