

58219

M-29597

# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

Vol. M80 Page 2632

RICHARD L. MOULTON and BEVERLY E. MOULTON, husband and wife  
convey(s) to VISA BEA COLLMAN all that real property situated in the  
County of Klamath, State of Oregon, described as:

The North 80 feet of Lot 81, PLEASANT HOME TRACTS, in the County  
of Klamath, State of Oregon.

## SUBJECT TO:

1. Regulations, including levies, liens and 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.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Regulations, including levies, liens and utility assessments of the City of Klamath Falls,

"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 above

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 \$13,000.00. ~~How much the actual consideration consists of or includes the property or value given or promised which is the whole consideration~~  
~~Indicate which (X) Delete between symbols if not applicable. See ORS 93.930~~

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 6th day of February,  
19 86.

Richard L. Moulton  
Richard L. Moulton  
Beverly E. Moulton  
Beverly E. Moulton

STATE OF OREGON, County of Klamath )ss.

On the 4th day of February, 19 86.

Personally appeared the above named Richard L. Moulton and Beverly E. Moulton husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Barlene L. Addington  
Notary Public for Oregon  
My Commission Expires: 3-22-87

Richard L. Moulton
Beverly E. Moulton
GRANTOR'S NAME AND ADDRESS
Visa Bea Collman
GRANTEE'S NAME AND ADDRESS
After recording return to:
Visa Bea Collman
% ATC
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Visa Bea Collman
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, ss.  
County of Klamath  
I certify that the within instrument was received for record on the 12th day of February, 19 86, at 11:10 o'clock A. M., and recorded in book/reel/volume No. M86 on page 2632 or as document/fee/file/instrument/microfilm No. 58219, Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE  
By Ann Smith Deputy

Fee: \$5.00