

ATC-6-29499

58379



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

Vol. M86 Page 2884

THOMAS J. BAILEY and SANDRA J. BAILEY, husband and wife
convey(s) to JAMES A. HOWARD and CONNIE L. HOWARD, husband and wife
County of Klamath, State of Oregon, described as: all that real property situated in the
Lot 7, Block 11, Tract No. 1064, FIRST ADDITION TO GATEWOOD, 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
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 \$ 49,100.00. However, the actual con-
sideration consists of or includes other property or value given or promised which is the whole ~~part~~ consideration
(indicate which) (Delete between symbols; if not applicable. See ORS 93.030)
IN WITNESS WHEREOF, the grantor has executed this instrument this 31st day of January,
19 86.

Thomas J. Bailey
Sandra J. Bailey

STATE OF OREGON, County of Klamath
On this 31st day of January, 19 86 ss.

Personally appeared the above named Thomas J. Bailey and Sandra J. Bailey,
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: 6-21-88

Thomas J. Bailey + Sandra J. Bailey
92 1928 Eaglewood
Klamath Falls
GRANTOR'S NAME AND ADDRESS

James A. Howard + Connie L. Howard
5482 Glenwood Drive
Klamath Falls, Oregon 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. + Mrs. James A. Howard
5482 Glenwood Drive
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Mr. + Mrs. James A. Howard
5482 Glenwood Drive
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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.

By _____ TITLE _____
Deputy

Subject to:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1064, First Addition to Gatewood.
2. 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 September 3, 1976 in Book: M-76 at page: 13888.
3. An easement, created by instrument, including the terms and provisions thereof, recorded May 18, 1907 in Book: 22 at page: 479, in favor of United States.
4. Mortgage, including the terms and provisions thereof, recorded July 25, 1978 in Book M-78 at page: 16122 in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which Mortgage the grantees herein assume and agree to pay according to the terms contained therein.
5. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 18th day
of February A.D., 19 86 at 3:19 o'clock P M., and duly recorded in Vol. M86
of Deeds on Page 2884.

FEE \$9.00

Evelyn Biehny County Clerk
By Bernetha H. Hetch