

59226

ARC-8-29705



Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. m86 Page 4343

GERALD R. CANNON and GLORIA A. CANNON, husband and wife

convey(s) to RICHARD MC HARGUE

, hereinafter called grantor,

County of Klamath

, State of Oregon, described as:

all that real property situated in the

Lot 12, KENNICOTT COUNTRY ESTATES, 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 \$ 41,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole (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 13th day of March, 19 86.

Gerald R. Cannon  
Gloria A. Cannon

STATE OF OREGON, County of Klamath ss.

On this the 14th day of March, 19 86.

Personally appeared the above named Gerald R. Cannon and Gloria A. Cannon and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Susan A. [Signature]  
Notary Public for Oregon  
My Commission Expires: 6-21-88

Gerald R. & Gloria A. Cannon

(GRANTOR'S NAME AND ADDRESS)

Richard McHargue

(GRANTEE'S NAME AND ADDRESS)

A true recording return is

Richard McHargue

5934 W. [unclear]

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

If a change is requested all fee statements shall be sent to the following address:

Richard McHargue

5934 W. [unclear]

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of [unclear]

I certify that the within instrument was received for record on the [unclear] day of [unclear], 19 [unclear], at [unclear] o'clock [unclear] M., and recorded in book/reel/volume No. [unclear] on page [unclear] or as document/fee/file/instrument/microfilm No. [unclear], Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By [unclear]

Deputy

EXHIBIT "A"

4344

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, liens and easements of Enterprise Irrigation District and of South Suburban Sanitary District.
3. Restrictions as shown on the recorded plat.
4. Covenants, easements and restrictions imposed by instrument recorded April 15, 1960 in Book 14 at page 45.
5. Trust Deed, including the terms and provisions thereof, in favor of Klamath First Federal Savings and Loan Association, recorded August 15, 1978 in Book M78 at page 17960, which Grantor herein does not assume nor agree to pay.

STATE OF OREGON: COUNTY OF KLAMATH: 55.

Filed for record at request of \_\_\_\_\_ the 14th day  
of March A.D. 19 85 at 3:46 o'clock P M., and duly recorded in Vol. M86  
of Deeds on Page 4343.

FEE \$14.00

Evelyn Biehn, County Clerk  
By [Signature]