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

Vol. 1186 Page 5019

KENNETH M. BROWN and KATHY A. BROWN, husband and wife, hereinafter called grantor,
convey(s) to GARY F. ROLLINS and DESIREE S. ROLLINS, husband and wife
County of Klamath, State of Oregon, described as:

Lot 12, Block 2, BEL-AIR GARDENS, 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. G.R. D.R.

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 \$ 39,229.00. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} ~~part of the~~ consideration (indicate which)* (Delete between symbols; if not applicable. See ORS 93.030)

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 26th day of March, 19 86.

Kenneth M. Brown
Kathy A. Brown

STATE OF OREGON, County of LANE)ss.

On this the 26th day of March, 19 86.

Personally appeared the above named Kenneth M. Brown and Kathy A. Brown and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Sharon A. Bovee
Notary Public for Oregon
My Commission Expires: 9-20-89

Kenneth M. & Kathy A. Brown

GRANTOR'S NAME AND ADDRESS

GARY F. & DESIREE S. ROLLINS

GRANTOR'S NAME AND ADDRESS

GARY F. & DESIREE S. ROLLINS

5717 Bel Aire
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

GARY F. & DESIREE S. ROLLINS

5717 Bel Aire
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____
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 _____ TITLE _____
By _____ Deputy

EXHIBIT "A"

5020

SUBJECT TO:

1. Regulations, including levies, assessments, liens, rights of way and easements of Enterprise Irrigation District and South Suburban Sanitary District.
2. Set back provisions and utility easements as shown on the recorded plat.
3. Restrictions as shown on the recorded plat.
4. Easements, easements and restrictions imposed by instrument recorded July 10, 1963 in Book 246 at page 441.
5. Trust Deed in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, recorded November 20, 1978 in Book M-78 at page 26151, which Grantor herein hereby assumes and agrees to pay.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 27th day of March A.D., 19 86
at 3:27 o'clock P M. and duly recorded
in Vol. M86 of Deeds Page 5019

By Evalyn Biehn, County Clerk

By

[Signature]
Deputy.

Fee, \$14.00