

60049

#M29689

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

Vol. M86 Page 5925

TERRY L. MC CUTCHEON, hereinafter called grantor,
convey(s) to LOWELL FRIEND and PEARL FRIEND, husband and wife
County of Klamath, State of Oregon, described as:

Lot 15, Block 9, Tract No. 1079, SIXTH ADDITION TO SUNSET VILLAGE, 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.

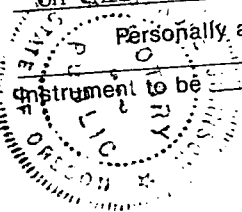
The true and actual consideration for this transfer is \$ 59,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration (indicate which)° (Delete between symbols; if not applicable. See ORS 93.030)

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 8th day of April,
19 86.

STATE OF OREGON, County of Klamath)ss.
On this the 8th day of April, 19 86.

Personally appeared the above named Terry L. McCutcheon and acknowledged the foregoing
instrument to be his voluntary act and deed.

Before me: Carol Johnson
Notary Public for Oregon
My Commission Expires: 7-15-96



Terry L. McCutcheon

GRANTOR'S NAME AND ADDRESS

Lowell & Pearl Friend

GRANTEE'S NAME AND ADDRESS

After recording return to:

Lowell & Pearl Friend

1044 Arlington Lane

San Jose, CA 95129

NAME, ADDRESS, ZIP

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

Lowell & Pearl Friend

3950 Rio Vista

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.

SPACE RESERVED
FOR
RECORDER'S USE

By _____ TITLE _____ Deputy

EXHIBIT "A"

SUBJECT TO:

5926

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, liens, assessments, rights of way and easements of Enterprise Irrigation District and of South Suburban Sanitary District.
3. Restrictions as shown on the recorded plat.
4. Rules, regulations and assessments of Sunset Village Lighting District.
5. Easement granted to Oregon Water Corporation, a public utility of the State of Oregon, recorded November 9, 1972 in Book M-72 at page 12926 and recorded March 5, 1973 in Book M-73 at page 2293.
6. Covenants, easements and restrictions imposed by instrument recorded June 29, 1973 in Book M-73 at page 8283.
7. Trust Deed including the terms and provisions thereof in favor of Klamath First Federal Savings and Loan Association, recorded February 13, 1978 in Book M-78 at page 2611, which Grantees herein hereby assume and agree to pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of April A.D., 19 86 at 1:44 o'clock P M., and duly recorded in Vol. 9th day
of Deeds on Page 5925 M86.

FEE \$14.00

Evelyn Biehn, County Clerk
By P. Smith