

60155

M 29778
Aspen
 TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. MS Page 6182

GEORGE L. WATSON, hereinafter called grantor,
 convey(s) to GERALD D. WATSON and BONNIE J. WATSON, husband and wife
 all that real property situated in the
 County of Klamath, State of Oregon, described as:

The West 70 feet of the Easterly 80 feet of Lot 47, PLEASANT HOME TRACTS, 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 \$ 25,674.93. However, the actual con-
 sideration consists of or includes other property or value given or promised which is the whole 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 10 day of April,
 19 86.

George L. Watson

STATE OF OREGON, County of Klamath)ss.

On this the 10th day of April, 19 86

Personally appeared the above named George L. Watson

and acknowledged the foregoing
 instrument to be: his voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires: 11/25/87

George L. Watson

GRANTOR'S NAME AND ADDRESS

Gerald D. Watson & Bonnie J. Watson

GRANTEE'S NAME AND ADDRESS

After recording return to:
Gerald D. Watson & Bonnie J. Watson
7333 Hager Lane
Klamath Falls, OR 97603
 NAME, ADDRESS, ZIP

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

Gerald D. Watson & Bonnie J. Watson
7333 Hager Lane
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

NAME

TITLE

By _____ Deputy

EXHIBIT "A"

6183

SUBJECT TO:

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 the South Suburban Sanitary District and of Enterprise Irrigation District.
3. Reservations contained in Deed, recorded February 18, 1947 in Book 131 at page 601, Deed Records of Klamath County, Oregon.
4. Mortgage, including the terms and provisions thereof, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, recorded October 13, 1978 in Book M-78 at page 22931, which Grantees herein hereby assume and agree to pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 11th day
of April A.D., 19 86 at 3:20 o'clock P M., and duly recorded in Vol. M86
of _____ Deeds _____ on Page 6182

FEE \$14.00

Evelyn Biehn, County Clerk
By [Signature]