



# WARRANTY DEED (INDIVIDUAL)

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60157

FAYE M. BRATTAIN

convey(s) to WILLIAM W. TINNISWOOD, JR. and SUSAN I. TINNISWOOD, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as:

Lot 3, Block 1, KELENE GARDENS, in the County of Klamath, State of Oregon.

## SUBJECT TO:

1. Regulations, including levies, assessments, liens, water and irrigation rights, rights of way and easements for ditches and canals of Klamath Irrigation District, and South Suburban Sanitary District, as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062.
2. Restrictions, set back provisions and utility easements, as delineated on the recorded plat, and 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 October 14, 1959 in Book 316 at page 445.

"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 above

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 \$ 30,000.00. \*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.

19 86.

STATE OF OREGON, County of Klamath )ss.  
April 11, 19 86.

Personally appeared the above named Faye M. Brattain and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Ronald A. Tucker  
Notary Public for Oregon  
My Commission Expires: 10-13-86

Faye M. Brattain

GRANTOR'S NAME AND ADDRESS

William W. & Susan J. Tinniswood

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings & Loan  
2943 South Sixth Street  
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Same as listed above.

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 11th day of April, 1986, at 3:20 o'clock P.M., and recorded in book/reel/volume No. M86 on page 6186 or as document/fee/file/Instrument/microfilm No. 60157, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By [Signature] Deputy

Fee: \$10.00

FORM 685-2.5M