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M-29868

Vol. 188 Page 7916

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

EL DEAN LEROY MILLIGAN and DOROTHY CAROLINE MILLIGAN, husband and wife
convey(s) to PHILIP T. GRANT and DEBORAH L. GRANT, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

PARCEL 1: The Westerly 119.0 feet of Lots 13 and 14, CLOVERDALE,
in the County of Klamath, State of Oregon.
PARCEL 2: Lot 14, CLOVERDALE, in the County of Klamath, State of
Oregon, EXCEPTING THEREFROM the Westerly 119.0 feet.

"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. *AD PB*

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
Those set out in Exhibit "A" Attached hereto
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 \$ 57,000.00. However, the actual con-
sideration consists of ~~the property or value given or promised which is the whole or part of the~~
~~consideration which is the whole or part of the~~ consideration
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 7 day of May,
19 86.

El Dean LeRoy Milligan
El Dean LeRoy Milligan
Dorothy Caroline Milligan
Dorothy Caroline Milligan

STATE OF OREGON, County of Klamath,
On this 7 day of May, 19 86.

Personally appeared the above named EL DEAN LEROY MILLIGAN and DOROTHY
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me: *Sandra Standsaker*
Notary Public for Oregon
My Commission Expires: 7-23-89

El Dean LeRoy Milligan
Dorothy Caroline Milligan
GRANTOR'S NAME AND ADDRESS

Philip T. Grant
Deborah L. Grant
GRANTEE'S NAME AND ADDRESS

After recording return to:

Philip T. and Deborah L. Grant

601 Mitchell St
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.
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

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Cloverdale.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way, and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983, in Book M-83 at page 8062.
4. 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 : April 3, 1962
 Book : 257
 Page : 160
5. Easement, including the terms and provisions thereof, recorded November 4, 1968, in M-68 at page 9873, as follows: An easement for the purpose of lying and maintaining an irrigation line on that real property situated in Klamath County, Oregon, described more fully as: The Westerly 119.0 feet of Lots 13 and 14, Cloverdale, Klamath County, Oregon, said easement to run across a portion of the above described property. Said easement is to be appurtenant to each and every portion of the following described property located in Klamath County, Oregon. The Easterly 121.0 feet of Lots 13 and 14, Cloverdale Addition, Klamath County, Oregon.
6. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
 Grantor : El Dean Leroy Milligan and Dorothy Caroline Milligan, husband and wife
 Trustee : William Sisemore
 Beneficiary : Klamath First Federal Savings and Loan Association, a corporation
 Dated : October 6, 1977
 Recorded : October 7, 1977
 Book : M-77
 Page : 19203
 Amount : \$27,000.00
 WHICH, said Trust Deed is hereby assumed by the Grantees herein and they agree to pay according to the terms and provisions therein.

The beneficial interest thereunder was assigned:

To : Jackson County Federal Savings & Loan Association
 Recorded : September 28, 1981
 Book : M-81
 Page : 17273



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
 of _____ May _____ A.D. 19 86 at 1:54 o'clock P M., and duly recorded in Vol. M86
 of _____ Deeds _____ on Page 7916

FEE \$14.00

Evelyn Biehn, County Clerk
 By Sam Smith