

61387

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

Vol. 1186 Page 8300

M-29814

STEVEN A. FRUITT and CATHERINE E. FRUITT, husband and wife

convey(s) to TRAWB CORPORATION, A California Corporation, hereinafter called grantor,County of Klamath, State of Oregon, described as:

Lot 17, Block 13, Tract No. 1170, THIRD ADDITION TO THE MEADOWS, 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 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 \$ 45,000.00 ~~XXXXXX THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS \$45,000.00. THE GRANTOR HAS RECEIVED THE WHOLE CONSIDERATION AND NO OTHER DEEDS OR INSTRUMENTS HAVE BEEN FILED OR RECORDED IN CONNECTION WITH THIS TRANSFER.~~

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 13 day of May, 19 86.

*Steven A. Frutt*  
Steven A. Frutt

*Catherine E. Frutt*  
Catherine E. Frutt

STATE OF OREGON, County of Klamath )ss.

On this 14 day of May, 19 86.

OT Personally appeared the above named Steven A. Frutt and Catherine E. Frutt, husband and wife

Instrument to be their voluntary act and deed and acknowledged the foregoing

Before me:

*Sandra Handsoher*  
Notary Public for Oregon

My Commission Expires: 7-23-89

Steven A. Frutt

Catherine E. Frutt

GRANTOR'S NAME AND ADDRESS

TRAWB Corporation

GRANTEE'S NAME AND ADDRESS

TRAWB Corporation

1307 High St

Alameda CA 94501

NAME, ADDRESS, ZIP

After recording return to:

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

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

900 MAY 14 PM 3 40

EXHIBIT "A"

8301

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, as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062.
3. Regulations, including levies, assessments, drainage rights and easements as disclosed by Articles of Incorporation of the Meadows District Improvement Company recorded September 29, 1975 in Book M-75 at page 11801, Microfilm Records.
4. Agreement, including the terms and provisions thereof, dated April 13, 1976, recorded April 14, 1976 in Book M-76 at page 5337, Microfilm Records, by and between Donald L. Sloan and Hazel I. Sloan, et al., and Klamath Irrigation District, an Oregon Irrigation District, relating to drainage, etc.
5. Restrictions, but cmitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Third Addition to the Meadows.
6. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:  
 Mortgagor : Steven A. Fruitt and Catherine E. Fruitt  
 Mortgagee : State of Oregon, represented and acting by the  
                   : Director of Veterans' Affairs.  
 Dated : August 29, 1980  
 Recorded : August 29, 1980  
 Book : M-80  
 Page : 16482  
 Amount : \$42,650.00

WHICH, said Mortgage, the Grantee herein agrees to assume and pay according to the terms and provisions contained therein.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of May of May A.D., 19 86 at 3:40 o'clock P M., and duly recorded in Vol. 14th day of Deeds on Page 8300 M86

FEE \$14.00

Evelyn Biehn, County Clerk  
 By [Signature]