

# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

M-29828

DAVID A. SCOVILLE and DEBBIE L. SCOVILLE, husband and wife  
convey(s) to TRAWB CORPORATION, A California Corporation, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

The Southeast 47.5 feet of Lot 17 and the Northwest 32 feet of Lot 18,  
WINEMA GARDENS, 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 \$44,500.00. ~~However, the actual consideration consists of other property or value given or promised which is the whole consideration and which is set out in Exhibit "A" attached hereto.~~ ~~Indicate which of the above is the whole consideration. See ORS 88.030.~~

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 20 day of May, 19 86.

*David A. Scoville*  
David A. Scoville

*Debbie L. Scoville*  
Debbie L. Scoville

STATE OF OREGON, County of Klamath )ss.

On this 21<sup>st</sup> day of May, 19 86.

Personally appeared the above named David A. Scoville and Debbie L. Scoville and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Phyllene D. Addington*  
Notary Public for Oregon  
My Commission Expires: 3-22-89

David A. Scoville

Debbie L. Scoville

GRANTOR'S NAME AND ADDRESS

TRAWB CORPORATION

GRANTEE'S NAME AND ADDRESS

After recording return to:

TRAWB CORPORATION

1307 High Street  
(Klamath, CA 94501)

NAME, ADDRESS, ZIP

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/roll/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

1986 MAY 22 PM 3 20

SCOVILLE to TRAWB CORPORATION

## SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Winema Gardens.
2. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
 

Recorded	: July 15, 1959	Book: 13	Page : 472
Modified	: April 21, 1960	Book: 320	Page : 437
Modified	: May 26, 1960	Book: 321	Page : 440
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. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
 

Grantor	: David A. Scoville and Debbie L. Scoville, husband and wife
Trustee	: Aspen Title & Escrow, Inc.
Beneficiary	: Town & Country Mortgage, Inc., an Oregon Corporation
Dated	: April 5, 1984
Recorded	: April 12, 1984
Book	: M-84 Page: 6042 Amount: \$41,416.00

The above Trust Deed was assigned by instrument:

Dated	: April 5, 1984
Recorded	: April 12, 1984
Book	: M-84
Page	: 6045
To	: Peoples Mortgage Company, A Washington Corporation

WHICH SAID TRUST DEED, the Grantee herein agree 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 \_\_\_\_\_  
 of May A.D., 19 86 at 3:20 o'clock P M., and duly recorded in Vol. M86  
 of Deeds on Page 8890

FEE \$14.00

Evelyn Biehn, County Clerk  
 By \_\_\_\_\_