

M-29664

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

KENNISTON W. LORD, JR. and NANCY F. LORD, husband and wife
hereinafter called grantor,
convey(s) to DENNIS ARTHUR CHABOT and ALICE M. CHABOT, husband and wife, as tenants by
the entirety all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 1, Block 6, FIRST ADDITION TO MOYINA MANOR, in the County of
Klamath, State of Oregon

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.
2. Regulations, including levies, assessments, rights of way and easements or the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062.
3. Utility easement and set back lines as disclosed on the recorded plat of First Addition to Moyina Manor

"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." *see also*

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 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 \$64,500.00. ~~However, the actual consideration consists of other property or value given or promised which is the whole consideration and indicates which is deleted by these symbols; it is not applicable. See ORS 28.0301~~

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 19 day of May,
19 86.

Kenniston W. Lord, Jr.
Kenniston W. Lord, Jr.
Nancy F. Lord
Nancy F. Lord

STATE OF OREGON, County of Klamath) ss.

On this 20th day of May, 19 86.

Personally appeared the above named Kenniston W. Lord, Jr. and Nancy F. Lord, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Harlene D. Addington*

Notary Public for Oregon

My Commission Expires: 3-22-89

Kenniston W. Lord, Jr.
Nancy F. Lord

GRANTOR'S NAME AND ADDRESS

Dennis Arthur Chabot
Alice M. Chabot

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dennis Arthur and Alice M. Chabot
6512 Valhalla Avenue
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

As Above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 23rd day of May, 19 86, at 2:33 o'clock P M., and recorded in book/reel/volume No. M86 on page 8949 or as document/fee/file instrument/microfilm No. 61738, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Bern Smith Deputy

Fee: \$10.00