

62075

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M-29834

# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

HENRY T. HOLMAN and PATRICIA R. HOLMAN, husband and wife  
hereinafter called grantor,  
convey(s) to PATSY R. DAWSON  
all that real property situated in the  
County of Klamath, State of Oregon, described as:

Lot 6, Block 11, Tract No. 1050, WINEMA PENINSULA - UNIT #3,  
in the County of Klamath, State of Oregon.

SELLERS HEREBY RESERVES a 20 foot easement across the S.W.  
corner of Lot 6, Block 11, Tract No. 1050, WINEMA PENINSULA-  
UNIT #3, for ingress and egress to Lot 7, Block 11, Tract  
No. 1050, WINEMA PENINSULA, TRACT #3, in the County of  
Klamath, State of Oregon.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPEY 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.

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 \$ 25,000.00. ~~However, the actual con- sideration consists of or includes other property or value given or promised which is the whole or 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.  
IN WITNESS WHEREOF, the grantor has executed this instrument this 29 day of May

19 86.

Henry T. Holman

Patricia R. Holman

STATE OF OREGON, County of Klamath )ss.

On this 2nd day of June, 19 86.

Personally appeared the above named Henry T. Holman and Patricia R. Holman  
husband and wife and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires: 3-22-89

Henry T. Holman

Patricia R. Holman

GRANTOR'S NAME AND ADDRESS

Patsy R. Dawson

GRANTEE'S NAME AND ADDRESS

After recording return to:

Patsy R. Dawson

2019 Manzanita

City, 97601

NAME, ADDRESS, ZIP

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

Patsy R. Dawson

2019 Manzanita

City, 97601

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

9518

EXHIBIT "A"

Holman to Dawson

SUBJECT TO:

1. Subject to rules and regulations of Fire Patrol District.
2. Reservation, including the terms and provisions thereof, in Land Status Report recorded December 9, 1958 in Book 307 at page 295, Deed Records of Klamath County, Oregon.
3. Rights of Governmental bodies in and to that portion of the above described property lying below the ordinary high water mark of the Williamson River.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Winema Peninsula - Unit #3.
5. Contract, including the terms and provisions thereof:
  - Dated : August 1, 1979
  - Recorded : August 23, 1979
  - Book : M-79
  - Page : 20104
  - Vendor : Winema Peninsula, Inc.
  - Vendee : Henry T. Holman and Patricia R. Holman, husband and wife

WHICH, said Contract the Grantee herein does not agree to assume, and the Grantor agrees to hold the Grantee herein harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ 2nd \_\_\_\_\_ day  
 of \_\_\_\_\_ June \_\_\_\_\_ A.D., 19 \_\_\_\_\_ 86 at \_\_\_\_\_ 3:32 o'clock \_\_\_\_\_ P. M., and duly recorded in Vol. \_\_\_\_\_ M86  
 on Page \_\_\_\_\_ 9517  
 By \_\_\_\_\_ Evelyn Biehn, \_\_\_\_\_ County Clerk

FEE \$14.00