

62077

M-29941

# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

Vol. M86 Page 9522

DOUGLAS J. SCHMID and CYNTHIA L. SCHMID, husband and wife

convey(s) to ELIZABETH A. FREDRICK, hereinafter called grantor,County of Klamath, State of Oregon, described as:The South  $\frac{1}{2}$  of Lot 16, Block 6, ALTAMONT ACRES, in the County of Klamath State of Oregon.

## SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Altamont Acres.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath 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.

"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." + E.A.S.

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 \$ 10,000.00 ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration indicated which is deleted between symbols is not applicable. 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 30 day of May, 19 86.

Douglas J. Schmid  
Douglas J. Schmid  
Cynthia L. Schmid  
Cynthia L. Schmid

STATE OF OREGON, County of Klamath) ss.On this 30<sup>th</sup> day of May, 19 86.

Personally appeared the above named Douglas J. Schmid and Cynthia L. Schmid and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Barlene P. Addington  
Notary Public for Oregon  
My Commission Expires: 3-22-89

Douglas J. Schmid  
Cynthia L. Schmid  
GRANTOR'S NAME AND ADDRESS  
Elizabeth A. Fredrick  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Elizabeth A. Fredrick  
C/o Rt 1, Box 861  
City, 97603  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
Elizabeth A. Fredrick  
C/o Rt 1, Box 861  
City, 97603  
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.  
County of Klamath

I certify that the within instrument was received for record on the 2nd day of June, 19 86, at 3:32 o'clock P M., and recorded in book/reel/volume No. M86 on page 9522 or as document/fee/file/instrument/microfilm No. 62077, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE  
By Pam Smith Deputy

Fee: \$10.00