

62368

M-29953



Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. M80 Page 9998

GLENN DEHLINGER and DOROTHY DEHLINGER, as tenants by the entirety  
convey(s) to JAMES E. BLAND SR. and KATRINA L. BLAND, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 1, Block 1, Tract No. 1109, CHALET VISTA, in the County of  
Klamath, State of Oregon.

TOGETHER WITH:

A 16 foot irrigation easement beginning at the intersection of G Canal  
and Hill road which is also the most northerly portion of the N $\frac{1}{2}$ NW $\frac{1}{4}$   
Section 5, Township 40 S., R. 10 E. W.M., lying West of Hill Road;  
Thence Southerly along Hill Road to a point which is opposite the  
N.W. corner of Lot 1, Block 1, Tract No. 1109, Chalet Vista, County  
of Klamath, State of Oregon. Said easement is for the benefit of said  
Lot 1.

"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 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 \$ 27,500.00 However, the actual con-  
sideration consists of the property or value given or promised which is the whole or part of the consideration  
(to be stated in the deed or in a separate instrument, if not applicable, see Oregon Code)

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 5th day of June,  
19 86.

Glenn Dehlinger  
Glenn Dehlinger

Dorothy Dehlinger  
Dorothy Dehlinger

STATE OF OREGON, County of Klamath

On this 9th day of June, 19 86.

Personally appeared the above named Glenn Dehlinger and Dorothy Dehlinger, husband  
and wife and Monte Dehlinger instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me Sandra Handsaker  
Notary Public for Oregon  
My Commission Expires: 7-23-89

Glenn & Dorothy Dehlinger  
Monte Dehlinger

GRANTOR'S NAME AND ADDRESS

James E. Bland, Sr.  
Kathrina L. Bland

GRANTEE'S NAME AND ADDRESS

After recording return to:  
James E. & Kathrina L. Bland

P.O. Box 6077  
Altus, CA 96101

NAME, ADDRESS, ZIP

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

James E. & Kathrina L. Bland  
P.O. Box 6077  
Altus, CA 96101

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ss.

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

## EXHIBIT "A"

9999

Dehlinger to Bland

## SUBJECT TO:

1. Subject to rules and regulations of Fire Patrol District.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to person intending to Plat Lands within the Klamath Basin Improvement District."

4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Tract No. 1109, Chalet Vista, including utility easement as delineated on the recorded plat along the saide and back lot lines being 16 feet in width and set back provisions as delineated on the recorded plat 50 feet from the front and side lot lines.
5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,  
 Recorded : August 28, 1974  
 Book : M-74  
 Page : 10502
6. Easements as shown on the plat:  
 For : 16 foot Irrigation Easement  
 Affects : Northerly portion

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
 of June A.D., 19 86 at 3:11 o'clock P M., and duly recorded in Vol. M86  
 of Deeds on Page 9998,  
 the 9th day

FEE \$14.00

Evelyn Biehn, County Clerk  
 By Ann Smith