

62965

ATC # M29902

**Aspen**  
TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

Vol. M 86 Page 11113

FRED G. BISHOP

convey(s) to THOMAS D. FITZGERALD and LINDA J. FITZGERALD, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as:

Lot 2, Block 1, Tract #1002, LA WANDA HILLS, 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." *not sig.*

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  
SEE ATTACHED EXHIBIT "A"

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 \$49,500.00. However, the actual consideration consists of or includes other property or value given or promised which is <sup>the whole</sup> <sub>part of the</sub> 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 20th day of June, 19 86.

Fred G. Bishop

STATE OF OREGON, County of Klamath ss.

On this the 20th day of June, 19 86.

Personally appeared the above named Fred G. Bishop

instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me:

W. D. Addington  
Notary Public for Oregon

My Commission Expires: 3-22-89

Fred G. Bishop

GRANTOR'S NAME AND ADDRESS

Thomas D. & Linda J. Fitzgerald

GRANTEE'S NAME AND ADDRESS

After recording return to:

Thomas D. & Linda J. Fitzgerald

5711 Blue Mountain Dr

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Thomas D. & Linda J. Fitzgerald

Same

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            / 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

SPACE RESERVED  
FOR  
RECORDER'S USE

## SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat.  
Easement as shown on the plat for public utilities.
2. Easement in favor of California Oregon Power Company recorded in Book 69 at page 384.
3. Agreement between Donald E. McGhehey and Grace G. McGhehey and Pacific Power & Light Co., recorded in Book M-67 at page 9824.
4. Declaration of Conditions and Restrictions, recorded November 14, 1975 in Book M-75 at page 14401.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ 25th day  
of \_\_\_\_\_ June \_\_\_\_\_ A D, 19 86 at 2:07 o'clock P M., and duly recorded in Vol. \_\_\_\_\_ M86  
of \_\_\_\_\_ Deeds on Page 11113.

FEE \$14.00

Evelyn Biehn, County Clerk  
By 