

63069

# M 29931  
**Aspen**  
 TITLE & ESCROW, INC.  
**WARRANTY DEED (INDIVIDUAL)**

Vol. M86 Page 11266

NELLIE B. WHIDBY

hereinafter called grantor,  
 convey(s) to KENT SIMPSON and LINDA SIMPSON, husband and wife; and DEBORAH LYNN SIMPSON  
 all that real property situated in the  
 County of Klamath, State of Oregon, described as:  
 Lot 18, Block 43, FIRST ADDITION TO KLAMATH FOREST ESTATES, in the County of Klamath,  
 State of Oregon.

## SUBJECT TO:

1. Restrictions as shown on the recorded plat.
2. Conditions and restrictions filed June 9, 1972 in Commissioners Journal, forming the Klamath Forest Estates-Sprague River Livestock District.

"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."

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 AS SET FORTH HEREIN ABOVE AND THOSE APPARENT ON THE LAND

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

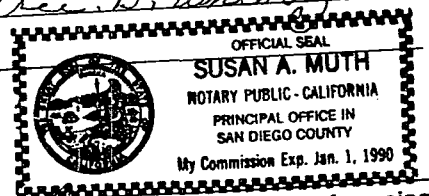
The true and actual consideration for this transfer is \$ 3,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (Delete between symbols; if not applicable. See ORS 93.030)

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 5th day of June, 19 86.

CALIFORNIA  
 STATE OF OREGON, County of San Diego )ss.  
 On this the 5th day of June, 19 86.

Personally appeared the above named Nellie B. Whidby and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Notary Public for CaliforniaMy Commission Expires: January 1, 1990Nellie B. Whidby

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Kent, Linda & Deborah Lynn Simpson  
28840 N. Oak Spring Canyon Road  
Canyon Country, CA 91351  
 NAME, ADDRESS, ZIP

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

Kent, Linda & Deborah Lynn Simpson  
28840 N. Oak Spring Canyon Road  
Canyon Country, CA 91351  
 NAME, ADDRESS, ZIP

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 27th day of June, 19 86, at 10:28 o'clock A. M., and recorded in book/reel/volume No. M86 on page 11266 or as document/fee/file/instrument/microfilm No. 63069, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
 NAME TITLE

By [Signature] Deputy

Fee: \$10.00

FORM 685-2.5M

JUN 27 AM 10 28