

63780



#M-30028

Vol. M86 Page 12559

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

DENNIS R. TICHENOR and JUDITH A. TICHENOR, husband and wife
convey(s) to GEORGE W. LANDERS and LA VONNE F. LANDERS, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the
Lot 9, Block 6, JACK PINE VILLAGE, 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 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
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 \$ 5,000.00. However, the actual con-
sideration 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) part of the
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 16th day of July,
19 86.

STATE OF OREGON, County of Clackamas

On this 16th day of July, 19 86.

Personally appeared the above named Dennis R. Tichenor and Judith A. Tichenor, husband and wife
Instrument to be their his voluntary act and deed. and acknowledged the foregoing

Before me:

Sandra M. Muench
Notary Public for Oregon

My Commission Expires: 8-6-89

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. George W. Landers
35252 No. Cloverdale Rd
Creswell, OR 97426
NAME, ADDRESS, ZIP

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

As Above
35252 No. Cloverdale Rd.
Creswell, OR 97426
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

EXHIBIT "A"

12560

Subject to:

1. An easement, including the terms and provisions thereof, granted to Pacific Telephone & Telegraph Company, recorded in Book: 85 at page: 65 and in Book: 85 at page: 66.
2. An easement, including the terms and provisions thereof, granted to Pacific Gas Transmission Company, a California Corporation, recorded September 26, 1960 in Book: 324 at Page: 292.

Notice of location of said pipe line across the W¹/₂NE¹/₄ of Section 25 was recorded September 28, 1961 in Book 332, pg. 580 and amendment to description in Book M79, page 1279, all in Deed Records, Klamath County, Oregon.

3. Declaration of Conditions and restrictions, but omitting any restrictions based on race, color, religion, or national origin appearing of record: recorded May 23, 1969 in Book: M-69 at page: 3870.
4. An easement, including the terms and provisions thereof, granted to: Midstate Electric Cooperative, Inc., dated May 19, 1969 and recorded May 22, 1969 in Book M-69 at page: 3857.
5. An easement, including the terms and provisions thereof, granted to: Midstate Electric Cooperative, Inc., dated May 19, 1969 recorded May 27, 1969 in Book: M-69 at page: 3955.
6. Indenture of access, including the terms and provisions thereof, dated September 30, 1970, recorded February 9, 1971 in Book M-71 at page 1187, Microfilm Records, in favor of State of Oregon by and through its State Highway Commission.
7. Subject to rules and regulations of Fire Patrol District.

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Clackamas } ss.

On this the 16th day of July, 19 86 personally appeared Dennis R. Tichenor, who, being duly sworn (or affirmed), did say that he is the attorney in fact for Judith Ann Tichenor and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Laura M. Mileniewicz
(Signature)
Expiration Date 8-6-89
(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of July A.D., 19 86 at 3:46 o'clock P M., and duly recorded in Vol. M86 of Deeds on Page 12559.

FEE \$14.00

Evelyn Biehn, County Clerk
By Ram Smith