

63781

ATC-6-30088

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M86 Page 12561

DAVID W. CROCKETT and DOROTHY E. CROCKETT, husband and wife
convey(s) to GARY LEE FANNING and SANDRA E. FANNING, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 7, Block 12, Tract No. 1064, FIRST ADDITION TO GATEWOOD, 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."

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 \$59,000.00. 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 16th day of July, 1986.

David W. Crockett
Dorothy E. Crockett

STATE OF OREGON, County of Klamath
On this 16th day of July, 1986 ss.

Personally appeared the above named David W. Crockett and Dorothy E. Crockett, husband and wife
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me: Susan A. [Signature]
Notary Public for Oregon
My Commission Expires: 6-21-88

David W. Crockett & Dorothy E. Crockett
5502 Sherwood
Klamath Falls, Oregon 97603
GRANTOR'S NAME AND ADDRESS

David W. Crockett & Dorothy E. Crockett
5502 Sherwood
Klamath Falls, Oregon 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. & Mrs. Gary Lee Fanning
5502 Sherwood
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Mr. & Mrs. Gary Lee Fanning
5502 Sherwood
Klamath Falls, Oregon 97603
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.

By _____ NAME _____ TITLE _____ Deputy

EXHIBIT "A"

12562

Subject to:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1064, First Addition to Gatewood.
3. 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 September 3, 1976 in Book: M-76 at page: 13898.
4. An easement, including the terms and provisions thereof, recorded May 18, 1907 in Book: 22 at page: 479 in favor of United States.
5. Trust Deed, including the terms and provisions thereof, recorded August 23, 1978 in Book M-78 at page: 18769 in favor of Klamath First Federal Savings and Loan Association, which Trust Deed the grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ July _____ A.D., 19 _____ 86 at _____ 3:46 o'clock _____ P M., and duly recorded in Vol. _____ M86
of _____ Deeds _____ on Page _____ 12561

FEE \$14.00

Evelyn Biehn, County Clerk
By _____ *Phyllis Smith*