

63853

M-29912

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

Vol. 1486 Page 12703

JANICE MARIE SMITH

convey(s) to DONALD L. MERRIGAN and IDA L. MERRIGAN, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as:

The Southerly 90.2 feet of Lot 9, Block 1, PINE GROVE RANCHETTES,  
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 those set out in 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 \$ 46,900.00. However, the actual consideration consists of ~~other property or value given or promised which is the whole or part of the~~ the whole or part of the consideration.

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 18 day of July, 19 86.

Janice Marie Smith  
Janice Marie Smith

STATE OF OREGON, County of Klamath )ss.  
On this 21st day of July, 19 86.

Personally appeared the above named Janice Marie Smith  
instrument to be her voluntary act and deed. and acknowledged the foregoing

Before me:

Carol Johnson  
Notary Public for Oregon  
My Commission Expires: 1-15-90

Janice Marie Smith

GRANTOR'S NAME AND ADDRESS

Donald L. Merrigan  
Ida L. Merrigan

GRANTEE'S NAME AND ADDRESS

After recording return to:

Donald L. & Ida L. Merrigan  
3335 PINE GROVE ROAD  
KLAMATH FALLS, OR 97603  
NAME, ADDRESS, ZIP

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

Donald L. & Ida L. Merrigan  
3335 Pine Grove Road  
Klamath Falls, OR 97603  
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.

SPACE RESERVED  
FOR  
RECORDER'S USE

By \_\_\_\_\_ NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
Deputy

12704

## EXHIBIT "A"

## SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Pine Grove Ranchettes.
2. 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	:	October 7, 1970
Book	:	M-70
Page	:	8985
Amended	:	September 8, 1972
Book	:	M-72
Page	:	10125
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Mallory Enterprises Public Utility.
4. Any improvement located upon the insured property, which constitutes a mobile Home as defined by Chapter 801.340, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.
5. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
 

Mortgagor	:	Charles Raymond Smith and Janice Marie Smith
Mortgagee	:	State of Oregon, represented and acting by the Director of Veterans' Affairs
Dated	:	September 19, 1980
Recorded	:	September 19, 1980
Book	:	M-80
Page	:	17877
Amount	:	\$38,000.00

 WHICH, said Mortgage, the Grantee herein agrees to assume and pay according to the terms and provisions contained therein.
6. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
 

Mortgagor	:	Charles Raymond Smith and Janice Marie Smith
Mortgagee	:	State of Oregon, represented and acting by the Director of Veterans' Affairs
Dated	:	September 17, 1981
Recorded	:	September 25, 1981
Book	:	M-81
Page	:	17182

 WHICH, said Mortgage, the Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 21st day  
 of July A.D., 19 86 at 11:11 o'clock A M., and duly recorded in Vol. M86,  
 of Deeds on Page 12703.

FEE \$14.00

Evelyn Biehn, County Clerk  
 By *Ram Smith*