

63899

#S30079

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

OREN V. GOSSETT, JR. and BARBARA E. GOSSETT, husband and wife, hereinafter called grantor,  
convey(s) to BERYL LAWSON all that real property situated in the  
County of Klamath, State of Oregon, described as:

Lot 4, Block 2, MAZAMA GARDENS, 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 \$ 47,500.00. 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 18<sup>th</sup> day of July, 19 86.

Oren V. Gossett, Jr.  
Barbara E. Gossett

STATE OF OREGON, County of Klamath ss.  
On this the 18<sup>th</sup> day of July, 19 86.

Personally appeared the above named Oren V. Gossett, Jr. and Barbara E. Gossett and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: [Signature]  
Notary Public for Oregon  
My Commission Expires: 6-26-88

Oren V. Gossett, Jr. & Barbara E. Gossett

GRANTOR'S NAME AND ADDRESS

Beryl Lawson

GRANTEE'S NAME AND ADDRESS

After recording return to:

Beryl Lawson  
3925 Mazama  
Klamath Falls Oregon 97603  
NAME, ADDRESS, ZIP

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

Beryl Lawson  
3925 Mazama  
Klamath Falls Oregon 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

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

FORM 005-2.5M

EXHIBIT "A"

12776

SUBJECT TO:

1. Regulations, including levies, liens, assessments, rights of way and easements of Klamath Irrigation District, and of South Suburban Sanitary District.
2. Restrictions as shown on the recorded plat.
3. Conditions and restrictions recorded September 19, 1968 in Book M-68 at page 8485.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of July A.D., 19 86 at 10:49 o'clock A M., and duly recorded in Vol. 486,  
of Deeds on Page 12775.

FEE \$14.00

Evelyn Biehn, County Clerk  
By Ann Smith