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ATC-8-30115

# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

Vol. 1480 Page 13210

M. J. GAIL DANFORTH

convey(s) to HERSCHEL WAYNE SCOTT and LOIS ANN SCOTT, hereinafter called grantor,  
County of Klamath, State of Oregon, described as: all that real property situated in the  
Lot 3, Block 7, LYNNWOOD, 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 \$ 15,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole (indicate which) (Delete between symbols; if not applicable. See ORS 93.030) part of the consideration in construing this deed and where the context so requires, the singular includes the plural.

19 86

IN WITNESS WHEREOF, the grantor has executed this instrument this 28<sup>th</sup> day of July.

M. J. Gail Danforth

STATE OF OREGON, County of Klamath,  
On this 28<sup>th</sup> day of July, 19 86. )ss.

Personally appeared the above named M. J. Gail Danforth and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Notary Public for OregonMy Commission Expires: 6-21-88

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Herschel Scott  
1037 Pacific Terrace  
Klamath Falls, Oregon 97601

Mr. & Mrs. Herschel Scott  
1037 Pacific Terrace  
Klamath Falls, Oregon 97601

Mr. & Mrs. Herschel Scott  
1037 Pacific Terrace  
Klamath Falls, Oregon 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

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/file/

instrument/microfilm No. \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

By \_\_\_\_\_ NAME \_\_\_\_\_

By \_\_\_\_\_ TITLE \_\_\_\_\_

By \_\_\_\_\_ Deputy \_\_\_\_\_

FORM 685-2.5M

EXHIBIT "A"

13211

Subject to:

1. Taxes for the year 1986-'87 are now a lien but not yet payable.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Conditions, restrictions as shown on the recorded plat of Lynnewood.
4. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:  
Recorded July 20, 1973 in Book M-73 at Page: 9383.  
Conditions and restrictions, established by City of Klamath Falls: Resolution # 2433 recorded June 9, 1976 in Book M-76 Page: 8487.  
which states in part: "and shall supercede those Declarations and conditions recorded in Book M-73 at page 9383, Microfilm Records."  
As amended by instrument: recorded September 13, 1977 in Book: M-77 at page: 17035.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of \_\_\_\_\_ July \_\_\_\_\_ A.D. 19 86 at 2:53 o'clock P M., and duly recorded in Vol. M86 day  
on Page 13210  
By Evelyn Biehn, County Clerk  
*[Signature]*

FEE \$14.00