

ATC-8-3015

64127

Vol. MSB Page 13210

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

M. J. GAIL DANFORTH

convey(s) to HERSCHEL WAYNE SCOTT and LOIS ANN SCOTT, husband and wife, 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.

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"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.

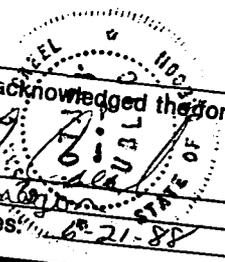
IN WITNESS WHEREOF, the grantor has executed this instrument this 28th day of July, 1986.

M. J. Gail Danforth

STATE OF OREGON, County of Klamath,
On this 28th day of July, 1986)ss.

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

Before me: Susan A. [Signature]
Notary Public for Oregon
My 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
NAME, ADDRESS, ZIP

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

Mr. & Mrs. Herschel Scott
1037 Pacific Terrace
Klamath Falls, Oregon 97601
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/teofile/instrument/microfilm No. _____ Record of Deeds of said county. Witness my hand and seal of County affixed.

By: _____ TITLE _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

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