

Ref. To AT+E

AT+E 30029

64130

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

Vol. 178 Page 13214

M-30029

JAMES PAULEY and SONYA PAULEY, husband and wife
convey(s) to RANDY JOE PACE and BARBARA LYNN PACE, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

Lot 19, Block 5, Tract No. 1037, FIFTH ADDITION TO SUNSET
VILLAGE, in the County of Klamath, State of Oregon.

7:00 JUL 29 PM 3 23

"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" ATTACHED HERETO

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 \$ 54,900.00
~~consideration consists of or includes other property or value given or promised which is the whole or part of the~~
~~(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 22nd day of July,
19 86.

James Pauley
JAMES PAULEY
Sonya Pauley
SONYA PAULEY

STATE OF OREGON, County of Klamath
GENERAL ACKNOWLEDGMENT

State of California

County of Sacramento

ss.

On this the 25th day of July, 19 86, before me,

Dan Dalio

the undersigned Notary Public, personally appeared
James Pauley and Sonya Pauley

☒ personally known to me
☐ proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) are subscribed to the
within instrument, and acknowledged that they executed it.
WITNESS my hand and official seal.

Notary's Signature

Dan Dalio



7110 122

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

Mr & Mrs Randy Joe Pace
3416 Coronado Way
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

NATIONAL NOTARY ASSOCIATION • 33012 Ventura Blvd. • P.O. Box 4625 • Woodland Hills, CA 91364

WITNESS my hand and seal of County
affixed.

NAME TITLE
By _____ Deputy

EXHIBIT "A"

13215

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986, in Book M-86 at page 9346.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Fifth Addition to Sunset Village.
5. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms thereof:
Recorded : June 13, 1972
Book : M-72
Page : 6318
6. Set back provisions as delineated on the recorded plat, 25 feet from front lot line and 5 feet from side lot line and 20 feet along arterial street.
7. Utility easements as delineated on the recorded plat along rear lot line and being 8 feet in width.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of July A.D., 19 86 at 3:23 o'clock P M., and duly recorded in Vol. M86
of Deeds on Page 13214

FEE \$14.00

By Evelyn Biehn, County Clerk