

64589

M-30083

Title # 30084

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

Vol. M86 Page 14042

JOSEPH G. KIRCHER, a single man

convey(s) to Lee E. Carlson

County of Klamath

, State of Oregon, described as:

all that real property situated in the

All of Lot 35 lying South of the South Chiloquin State Highway located in Section 4, Township 35 South, Range 7 East of the Willamette Meridian, 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" 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 \$ Contract of Sale. However, the actual consideration is Release of Property per Contract of Sale. 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 21st day of July, 19 86.

Joseph G. Kircher
Joseph G. Kircher

STATE OF OREGON, County of Klamath

On this 31 day of July, 19 86 ss.

Personally appeared the above named Joseph G. Kircher

Instrument to be his voluntary act and deed, and acknowledged the foregoing

Before me: Gannie M. Kircher
Notary Public for Oregon
My Commission Expires: 11-5-86

Joseph G. Kircher

GRANTOR'S NAME AND ADDRESS:

Lee E. Carlson

GRANTEE'S NAME AND ADDRESS:

After recording return to:

Lee E. Carlson

P.O. Box 257

Chiloquin, OR 97601

NAME, ADDRESS, ZIP

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

Ernest & Marjorie Campbell, Sr.

P.O. Box 2012

Sparks, Nevada 89431

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 _____ 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.

By _____ NAME _____ TITLE _____ Deputy

EXHIBIT "A"

14043

Subject To:

1. Rights of the public in and to any portion of the herein described property lying within the limits of roads or highways.
2. Terms and provisions as set forth in Land Status Report recorded March 3, 1959 in Book 310 at page 239, Deed Records of Klamath County, Oregon.
3. Reservations, including the terms and provisions thereof, as set forth in Deed from United States of America to John Cole, et al., recorded April 25, 1961, in Deed Volume 329 at page 113, Records of Klamath County, Oregon.
4. Reservations, including the terms and provisions thereof, as set forth in deed from United States of America to John Cole, et al., recorded August 25, 1961 in Deed Volume 329 at page 113, records of Klamath County, Oregon.
5. Subject to rules and regulations of Fire Patrol District.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of _____ August _____ A.D., 19 _____ 86 at _____ 2:34 _____ o'clock _____ p. M., and duly recorded in Vol. _____ M86
of _____ Deeds _____ on Page _____ 14042 _____

FEE \$14.00

Evelyn Biehn County Clerk

By Bernetha J. Detrick