

64594

ATC-B-30154

**Aspen**

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)Vol. m86 Page 14053

JAMES R. RANDOL and KATHY RANDOL, husband and wife

A.S. convey(s) to ALICE SEID, hereinafter called grantor,County of Klamath, State of Oregon, described as:Lot 10, Block 5, Tract No. 1117, EAST HILLS ESTATES FIRST ADDITION,
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 \$ 77,895.99. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} ~~part of the~~ 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 8th day of August, 1986.

James R. Randol
Kathy Randol

STATE OF OREGON, County of Klamath)ss.On this 8th day of August, 1986.

Personally appeared the above named James R. Randol and Kathy Randol, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Susan*Notary Public for OregonMy Commission Expires: 11-21-88

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Alice Seid
2021 Kimberly Drive
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

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

Alice Seid
2021 Kimberly Drive
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/roll/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.

NAME

TITLE

By _____

Deputy

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT "A"

14054

Subject to:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of East Hills Estates First Addition.
2. Set back provisions as delineated on the recorded plat 25 feet along front lot lines and 20 feet along side street lines.
3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded January 31, 1976 in Book M-76 at page: 4517.
4. 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.
5. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Basin View Drainage District.
6. Trust Deed, including the terms and provisions thereof, recorded December 8, 1978 in Book M-78 at page: 27713 in favor of Klamath First Federal Savings and Loan Association, a corporation, which Trust Deed the grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of August A.D., 19 86 at 3:21 o'clock P M., and duly recorded in Vol. M86
of Deeds on Page 14053

FEE \$14.00

Evelyn Biehn
By Berntha H. Fitch County Clerk