

ATC 6-30131

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

Vol. m86 Page 14192

GARY E. ERVIN and MARILYNN J. ERVIN, husband and wife
convey(s) to THOMAS H. ROSE and DARLENE P. ROSE, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

The N $\frac{1}{2}$ SW $\frac{1}{2}$ NE $\frac{1}{2}$ SE $\frac{1}{2}$ Section 12, Township 40 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 DEPART-
MENT 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 PLAN-
NING 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 \$ 30,000.00. However, the actual con-
sideration consists of or includes other property or value given or promised which is the whole consideration
(indicate which)* (Delete between symbols; if not applicable. See ORS 93.030)

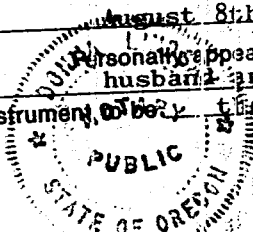
In construing this deed and where the context so requires, the singular includes the plural.
IN WITNESS WHEREOF, the grantor has executed this instrument this 8th day of August,
19 86.

Gary E. Ervin
Marilynn J. Ervin

STATE OF OREGON, County of Multnomah) ss.

August 8th, 19 86.

Personally appeared the above named Gary E. Ervin and Marilynn J. Ervin,
husband and wife and acknowledged the foregoing
Instrument to be their voluntary act and deed.



Before me:

Donna Lindsay
Notary Public for the State of Oregon
My Commission Expires: 5/12/87

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. + Mrs. Thomas H. Rose
824 Washington Way
Klamath Falls Oregon 97601
NAME, ADDRESS, ZIP
Until a change is requested all notices shall be sent to the following address:
Mr. + Mrs. Thomas H. Rose
824 Washington Way
Klamath Falls Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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/reel/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

Subject to:

1. Subject to rules and regulations of Fire Patrol District.
2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
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 July 18, 1972, in Book M-72 at page: 7848.
4. Well Agreement, including the terms and provisions thereof, dated February 15, 1978, recorded February 17, 1978 in Book M-78 at page 3056, Microfilm Records, between Howard C. Campbell and Betty G. Campbell and Robert E. Lane.
5. Well Agreement, including the terms and provisions thereof, dated June 4, 1980, recorded June 9, 1980 in Book M-80 at page 10573, Microfilm Records.
6. Trust Deed, including the terms and provisions thereof, recorded February 17, 1978 in Book M-78 at page: 3060 in favor of Klamath First Federal Savings and Loan Association, 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 _____ the 12th day
of August A.D., 19 86 at 10:20 o'clock A M., and duly recorded in Vol. M86
of Deeds on Page 14192

FEE \$14.00

Evelyn Biehn,
By

County Clerk

Pat Smith