

AFC 30107

# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

ROBERT C. COX and ETHEL E. COX, husband and wife  
convey(s) to GENE A. RICHARDSON and CARRIE L. RICHARDSON, hereinafter called grantor,  
all that real property situated in the  
County of Klamath, State of Oregon, described as:

Lot 21, MOYINA, in the County of Klamath, State of Oregon.

## SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Moyina.
2. 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.

"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 above

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 \$ 52,000.00. 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 14th day of August, 19 86.

Robert C. Cox  
Ethel E. Cox

STATE OF OREGON, County of Klamath ss.

Personally appeared the above named

ROBERT C COX AND ETHEL E COX

and acknowledged the foregoing

instrument to be their voluntary act and deed.

Before me:

David D Chandler  
Notary Public for State of Oregon Klamath Co.  
My Commission Expires: 7-6-90

Robert C. Cox and Ethel E. Cox

GRANTOR'S NAME AND ADDRESS

Gene A. Richardson and Carrie L. Richardson  
6308 Sage Way  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings & Loan  
P.O. Box 5270  
Klamath Falls, OR 97601

Until a change is reported all tax of documents shall be sent to the following address.

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 15th day of August, 19 86, at 10:42 o'clock A M., and recorded in book/reel/volume No. M86 on page 14447 or as document/fee/file/Instrument/microfilm No. 64822, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Riehn, County Clerk  
NAME TITLE  
By Randy Smith Deputy

Fee: \$10.00