

ATC-6-30161

650.19



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

Vol. 186 Page 14936

Rec'd

DANIEL G. HUMPHREYS and RUBY S. HUMPHREYS

convey(s) to ROBERT C. COX and ETHEL E. COX, husband and wife, hereinafter called grantor,

County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 15, Block 1, Tract No. 1085, COUNTRY GREEN, in the County of Klamath, State of Oregon.

1986 AUG 20 PM 12 09

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 \$33,500.00. However, the actual 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 19th day of August, 1986.

Daniel G. Humphreys Ruby S. Humphreys

STATE OF OREGON, County of Klamath On this 19th day of August, 1986.

Personally appeared the above named Daniel G. Humphreys and Ruby S. Humphreys and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Susan [Signature] Notary Public for Oregon My Commission Expires: 6/21/88

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/reel/volume No. on page or as document/teel/file/instrument/microfilm No. of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By NAME TITLE Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert C. Cox & Ethel E. Cox 7212 Boyd Court Klamath Falls, OR 97603

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

Robert C. Cox & Ethel E. Cox 7212 Boyd Court Klamath Falls, OR 97603

EXHIBIT "A"

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Subject to:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
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, Microfilm Records.
3. Agreement, including the terms and provisions thereof, between Oregon Water Corporation and Henley Land Co., Inc., dated April 10, 1974, recorded May 2, 1974 in Book M-74 at page 5514, Microfilm Records. "There will be a \$51.00 connection fee for water."
4. 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 30, 1974 in Book: M-74 at page: 9272 and amended June 30, 1975 in Book M-75 at page: 7360.
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Country Green.
6. An easement, including the terms and provisions thereof, recorded August 15, 1974 in Book M-74 at page: 9954 in favor of Pacific Power & Light Co., for right of way across Lot 15, Block 1.
7. Subject to the assessment of Country Green Association, Inc. for the payment of annual and special assessments levied by the association, as disclosed by the By-Laws of Country Green Association, Inc.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 20th _____ day
of August A.D., 19 86 at 12:09 o'clock P M., and duly recorded in Vol. M86
of _____ Deeds on Page 14936.

FEE \$14.00

Evelyn Biehn, County Clerk
By *[Signature]*