

65370

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

Vol. 1180 Page 15594

JULIUS S. HOLMES and NANCY E. HOLMES, husband and wife

convey(s) to LARRY R. TAYLOR and VIRGINIA I. TAYLOR, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as:Lot 7, Block 18, Tract No. 1127, NINTH ADDITION TO SUNSET VILLAGE, 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 \$ 73,000.00. \*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 28 day of August,  
19 86.

Julius S. Holmes  
Nancy E. Holmes  
ss.

STATE OF OREGON, County of Klamath,  
August 28, 19 86.

Personally appeared the above named Julius S. Holmes &  
Nancy E. Holmes  
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me Carlene J. Tucker  
Notary Public for Oregon  
My Commission Expires: 6-10-88

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath 1st Federal  
540 Main St  
La Jolla

NAME, ADDRESS, ZIP

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

Same

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/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

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.
3. An easement, including the terms and provisions thereof:  
 Recorded : March 5, 1973  
 Book : M-73  
 Page : 2293  
 In favor of : Oregon Water Corporation, a public utility of State of Oregon  
 For : Water Mains and pipelines
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 : January 25, 1978  
 Book : M-78  
 Page : 1523
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Ninth Addition to Sunset Village.
6. This property lies within and is subject to the levies and assessments of the Sunset Lighting District.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
 of August \_\_\_\_\_ A.D., 19 86 at 11:54 o'clock \_\_\_\_\_ A.M., and duly recorded in Vol. M86  
 of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 15594

FEE \$14.00

Evelyn Biehn, County Clerk  
 By \_\_\_\_\_