

65375

ATC 30181



Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. 188 Page 15607

ROBERT L. SARI and CAROL A. SARI

convey(s) to CHARLES T. STEPHENS and ANITA MOHR STEPHENS, husband and wife, hereinafter called grantor,
 County of Klamath, State of Oregon, described as:

Lot 9, Block 2, PINE GROVE PONDEROSA, 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 \$ 105,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole (indicate which) (Delete between symbols; if not applicable. See ORS 93.030) part of the consideration

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 26 day of August, 19 86.

Robert L. Sari

*Carol A. Sari by Susan Asher
her attorney-in-fact*

STATE OF OREGON, County of _____) ss.

Personally appeared the above named _____, 19 ____.

and acknowledged the foregoing

FORM No. 159—ACKNOWLEDGMENT & ATTORNEY-IN-FACT.

STATE OF OREGON,

County of WASHINGTON } ss.

On this the 26TH day of August, 19 86

Susan Asher

personally appeared

who, being duly sworn (or affirmed), did say that s/he is the attorney in fact for

Carol A. Sari

that s/he executed the foregoing instrument by authority of and in behalf of said principal; and s/he acknowledged said instrument to be the act and deed of said principal.



Before me:

Susan Asher

(Signature)

Notary Public for Oregon

My Commission Expires 8-4-90

By _____ Deputy

NAME, ADDRESS, ZIP

SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Pine Grove Ponderosa.
 2. Subject to rules and regulations of Fire Patrol District.
 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 : December 12, 1966
 Book : M-66
 Page : 12403
4. An easement, including the terms and provisions thereof:
- Recorded : August 1, 1942
 Book : 149
 Page : 44
 In favor of : Pacific Telephone & Telegraph Company, a California Corporation
 For : Transmission line

STATE OF OREGON,

County of Klamath

} ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 28 day of August, 1986, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Robert L. Sari

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Darlene Straker
 Notary Public for Oregon,
 My Commission expires 6-16-88

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 29th day
 of August A.D., 19 86 at 11:54 o'clock A.M. and duly recorded in Vol. M86,
 of _____ Deeds on Page 15607.

FEE \$14.00

Evelyn Biehn, County Clerk
 By [Signature]