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#M30276



**Aspen**  
TITLE & ESCROW, INC.

**WARRANTY DEED (INDIVIDUAL)**

Vol. MSB Page 16509

SAMUEL H. CARNAHAN and JUDITH W. CARNAHAN, husband and wife  
convey(s) to WILLIAM C. KENT and LISA C. KENT, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 21, WINEMA GARDENS, in the County of Klamath, State of Oregon.

'86 SEP 12 PM 2 39

*Wex*  
*Lek* "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 \$ 43,000.00. 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 11 day of September, 19 86.

STATE OF OREGON, County of Multnomah ss.  
On this the 11 day of September, 19 86.

Personally appeared the above named Samuel H. Carnahan and Judith W. Carnahan  
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me: Harriet E. Snell  
Notary Public for Oregon  
My Commission Expires: 1-8-88

Samuel H. & Judith W. Carnahan

GRANTOR'S NAME AND ADDRESS

William C. & Lisa Kent

GRANTEE'S NAME AND ADDRESS

After recording return to:

William C. & Lisa Kent

6523 Alva  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

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

William C. & Lisa Kent

6523 Alva  
Klamath Falls, OR 97603  
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.

SPACE RESERVED  
FOR  
RECORDER'S USE

NAME

TITLE

By \_\_\_\_\_ Deputy

EXHIBIT "A"

16510

SUBJECT TO:

1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
2. Reservations, restrictions, easements, set back lines as shown on the plat and in the dedication of Winema Gardens. Modified by instrument recorded April 21, 1960 in Book 320 at page 437.
3. Building and use restrictions, recorded July 15, 1959 in Book 13 at page 472, and modified by instrument recorded August 13, 1959 in Volume 13, page 496, and modified by instrument recorded May 26, 1960 in Book 321 at page 440.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of September \_\_\_\_\_ A.D., 19 86 at 2:39 o'clock P \_\_\_\_\_ M., and duly recorded in Vol. \_\_\_\_\_ day  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 16509 M86.

FEE \$14.00

Evelyn Biehn, County Clerk  
By *Ram Smith*