

65902

#M30282

Vol. 188 Page 16511

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

ROY KEITH HARRIS

convey(s) to LARRY R. MITTNACHT, hereinafter called grantor,County of Klamath, State of Oregon, described as:

Lot 20, Block 1, SUNSET EAST, 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 \$ 67,500.00. ~~However, the actual consideration consists of and includes other property or value given or promised which is part of the consideration indicated by the Delete between symbols, if not applicable, SELLERS' OR BUYERS'.~~

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 12 day of September, 19 86.

Roy Keith Harris  
ROY KEITH HARRIS

STATE OF OREGON, County of Klamath )ss.

On this 12th day of September, 19 86.

Personally appeared the above named Roy Keith Harris

instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me:

W. Eugene L. Aldington  
Notary Public for Oregon

My Commission Expires: 3-22-89

Roy Keith Harris

GRANTOR'S NAME AND ADDRESS

Larry R. Mattnacht

GRANTEE'S NAME AND ADDRESS

Larry R. Mattnacht

7019 Sierra Place,  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Same as before

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of \_\_\_\_\_

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

'86 SEP 12 PM 2 39

## EXHIBIT "A"

16512

## SUBJECT TO:

1. Taxes for the year 1986-1987 are now a lien but not yet payable.
  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. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Sunset East.
  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 : September 13, 1976  
 Book : M-76  
 Page : 14336
  5. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:  
 Grantor : Jack L. Shanley and Mary Lou Shanley, husband and wife  
 Trustee : William Sisemore  
 Beneficiary : Klamath First Federal Savings and Loan Association, a corporation  
 Dated : September 26, 1978  
 Recorded : September 27, 1978  
 Book : M-78  
 Page : 21429  
 Amount : \$54,000.00
- WHICH, said Grantee herein hereby agrees to assume and pay according to the terms and provisions contained therein.

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. M86,  
 of \_\_\_\_\_ Deeds on Page 16511.  
 FEE \$14.00  
 By Evelyn Biehn, County Clerk  
[Signature]