

66072

M-30216

Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. M86Page 16822

JOHN T. ABRAMS and SHIRLEY A. ABRAMS, husband and wife
convey(s) to ARTHUR W. DILLARD and ANNA A. DILLARD, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

Lot 22, Block 1, Tract No. 1116, SUNSET EAST, in the County of
Klamath, State of Oregon.

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.
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**

"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." *CSA*

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
**terms thereof: Recorded : September 13, 1976
Book : M-76 Page : 14336
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 \$86,000.00

~~THE GRANTOR'S CONSIDERATION FOR THIS TRANSFER IS THE WHOLE AND ENTIRE INTEREST OF THE GRANTOR IN THE ABOVE DESCRIBED PROPERTY, TOGETHER WITH ALL RIGHTS AND BENEFITS THEREIN, AND THE GRANTOR'S OBLIGATION TO WARRANT AND DEFEND THE SAME AGAINST ALL PERSONS WHO MAY LAWFULLY CLAIM THE SAME, EXCEPT AS SHOWN ABOVE.~~

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 16 day of September, 19 86.

John T. Abrams
John T. Abrams
Shirley A. Abrams
Shirley A. Abrams

STATE OF OREGON, County of Klamath ss.

On this 18th day of September, 19 86.

Personally appeared the above named John T. Abrams and Shirley A. Abrams, husband and wife

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

Before me:

Charles L. Stedding
Notary Public for Oregon
My Commission Expires: 3-22-89

John T. Abrams

Shirley A. Abrams

GRANTOR'S NAME AND ADDRESS

Arthur W. Dillard

Anna A. Dillard

GRANTEE'S NAME AND ADDRESS

Arthur W. & Anna A. Dillard

6911 Sierra Place

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

After recording return to:

Arthur & Anna Dillard

6911 Sierra Place

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 18th day of September, 19 86, at 10:19 o'clock A. M., and recorded in book/reel/volume No. M86 on page 16822 or as document/fee/file/ instrument/microfilm No. 66072, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

NAME

TITLE

By *Bon Smith* Deputy

Fee: \$10.00