

66215

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M-30234

# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

ROBERT V. FLACKUS and GEORGIA S. FLACKUS, as tenants in common

convey(s) to MARNE L. TRUDEAU, hereinafter called grantor,County of Klamath, State of Oregon, described as:

Lot 14, SUNRISE PARK, 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 those set out in Exhibit "A" attached hereto

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 \$ 30,000.00 ~~XXXXXX THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS \$ XXXX,000.00, WHICH IS THE WHOLE OF THE CONSIDERATION FOR THIS TRANSFER.~~

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 18 day of September, 19 86.

Robert V. Flackus  
Robert V. Flackus

Georgia S. Flackus  
Georgia S. Flackus

STATE OF OREGON, County of Klamath ) ss.

On this 22<sup>nd</sup> day of September, 19 86.

Personally appeared the above named Robert V. Flackus and Georgia S. Flackus

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

Before me:

Marlene T. Addington  
Notary Public for OREGON

My Commission Expires: 3-22-89

Robert V. Flackus

Georgia S. Flackus

GRANTOR'S NAME AND ADDRESS

Marne L. Trudeau

GRANTEE'S NAME AND ADDRESS

Marne L. Trudeau

937 No. 12th St.  
Lakeview, OR 97636

NAME/ADDRESS, ZIP

After recording return to:

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

As Above

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

## EXHIBIT "A"

17042

## SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Santiary 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 Sunrise Park.
4. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
 

|           |   |   |
|-----------|---|---|
| Mortgagor | : | Robert V. Flackus and Georgia S. Flackus, husband and wife                    |
| Mortgagee | : | State of Oregon, represented and acting by the Director of Veterans' Affairs. |
| Dated     | : | March 14, 1975  |
| Recorded  | : | March 14, 1975  |
| Book      | : | M-75  |
| Page      | : | 2958  |
| Amount    | : | \$23,600.00   |

WHICH, said Mortgage, the Grantee herein 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 11:45 o'clock A M., and duly recorded in Vol. M86,  
 of Deeds on Page 17041.

FEE \$14.00

Evelyn Biehn, County Clerk  
 By Ram Smith