

66324



Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M86 Page 17258

LEDA WILLIAMSON

convey(s) to GARY M. LANGE and CORA F. LANGE, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

Lot 15, Block 22, FOURTH ADDITION TO KLAMATH RIVER ACRES, 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 \$ 48,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which)° (Delete between symbols; if not applicable. See ORS 93.030)

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 1 day of September, 1986.

Leda Williamson
Leda Williamson

UTAH
STATE OF OREGON, County of Washington ss.
September 1 1986

Personally appeared the above named Leda Williamson

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

Before me:

Cheryl Jones
Notary Public for Utah

My Commission Expires:

MY COMMISSION EXPIRES AUGUST 7, 1989

Leda Williamson
185 East Saint George Blvd
Saint George, Utah 84770
GRANTOR'S NAME AND ADDRESS

Gary M. and Cora F. Lane
9118 Big Pine Way
Keno, OR 97627
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal
540 Main Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Same as above

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.

NAME

TITLE

By _____

Deputy

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT "A"

17259

SUBJECT TO:

1. Taxes for the year 1986-87 are now a lien but not yet payable.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Fourth Addition to Klamath River Acres.
3. Subject to rules and regulations of Fire Patrol District.
4. Easement, including the terms and provisions thereof:
 - Dated : November 14, 1956
 - Recorded : November 16, 1956
 - Book : 288
 - Page : 72
 - In favor of : California Oregon Power Company
 - For : Electric transmission and distribution
5. Notice of the proposed formation of Klamath River Acres Special Road District as disclosed by instrument filed January 30, 1975 in County Commissioners Journal.
6. Regulations, liens and assessments of Klamath River Acres Road District.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of September A.D., 19 86 at 9:11 o'clock A M., and duly recorded in Vol. 24th day
 of Deeds on Page 17258

FEE \$14.00

Evelyn Biehn,
 By _____ County Clerk