

66446

ATC#M30315

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

Vol. M86 Page 17544

CAROLYN WOOD

convey(s) to FIDELITY FUNDING & REALIZATION, INC., hereinafter called grantor,  
County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 1, Block 2, Tract No. 1083, CEDAR TRAILS, 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 DEPART-  
MENT 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 PLAN-  
NING 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 \$ 40,308.09. However, the actual con-  
sideration consists of or includes other property or value given or promised which is the whole 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 26th day of September,  
19 86.

STATE OF OREGON, County of Klamath )ss.  
On this the 26th day of September, 19 86.

Personally appeared the above named Carolyn Wood  
instrument to be her voluntary act and deed. and acknowledged the foregoing

Before me: [Signature]  
Notary Public for Oregon  
My Commission Expires: 3-22-89

Carolyn Wood

GRANTOR'S NAME AND ADDRESS

Fidelity Funding & Realization, Inc.

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Fidelity Funding & Realization, Inc.

P.O. Box 52

Keno, OR 97627

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Fidelity Funding & Realization, Inc.

P.O. Box 52

Keno, OR 97627

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/teel/file/  
Instrument/microfilm No. \_\_\_\_\_,  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

NAME

TITLE

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

86 SEP 26 PM 3 31

17545

EXHIBIT "A"

SUBJECT TO:

1. Subject to rules and regulations of Fire Patrol District.
2. Conditions, restrictions as shown on the recorded plat.
3. Covenants, easements and restrictions, recorded July 3, 1978 in Book M-78 at page 14229.
4. Subject to regulations, liens or assessments of Cedar Trails Road District.
5. Trust Deed in favor of Klamath First Federal Savings and Loan Association, recorded September 17, 1980 in Book M-80 at page 17675, which Grantee herein hereby assumes and agrees to pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 26th day  
of September A.D., 19 86 at 3:31 o'clock P M., and duly recorded in Vol. MS6,  
of \_\_\_\_\_ Deeds on Page 17544  
By Evelyn Biehn, County Clerk *[Signature]*

FEE \$14.00