

ATC
M-30324

66487

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

Vol. MSR Page **17600**

CECIL D. NEWTON and AGNES L. NEWTON, husband and wife
convey(s) to ALLEN E. CARLSON and BOBBIE J. CARLSON, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

The S¹E¹N¹E¹, Section 12, Township 29 South, Range 7 East of the
Willamette Meridian, in the County of Klamath, State of Oregon,
EXCEPTING any portion contained in the rights of way of The Dalles
California Highway and East Diamond Lake Highway.

"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
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 \$ 17,414.22
~~STATE OF OREGON, County of Klamath, State of Oregon, described as: all that real property situated in the~~
~~(book/roll/volume No. _____ or as document/fee/file/~~
~~instrument/microfilm No. _____, Record of Deeds of said county.~~
~~Witness my hand and seal of County~~
~~affixed.~~

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 25 day of September,
19 86.

Cecil D. Newton
Agnes L. Newton

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

Personally appeared the above named Cecil D. Newton and Agnes L. Newton
Newton, husband and wife
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me: Wardene L. [Signature]

Notary Public for Oregon

My Commission Expires: 3-22-89

Cecil D. Newton

Agnes L. Newton

GRANTOR'S NAME AND ADDRESS

Allen E. Carlson

Bobbie J. Carlson

GRANTEE'S NAME AND ADDRESS

After recording return to:

Allen E. and Bobbie J. Carlson
Op ATC

NAME, ADDRESS, ZIP

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

Allen E. & Bobbie J. Carlson

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/roll/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

85 SEP 29 AM 11 31

17601

EXHIBIT "A"

SUBJECT TO:

1. Right of way for Bonneville Power Administration, as disclosed in an instrument recorded October 18, 1955 in Book 278 at page 318, Deed Records of Klamath County, Oregon.
2. Right of way, including the terms and provisions thereof, from Delford Lang, et ux, to the State of Oregon by and through its State Highway Commission, recorded November 25, 1955 in book 279 at page 323, Deed Records of Klamath County, Oregon.
3. Certificate of right of way, including the terms and provisions thereof as set forth in an instrument recorded August 18, 1958 in Book 302 at page 225, Deed Records of Klamath County, Oregon.
4. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

| | |
|-------------|---|
| Grantor | : Cecil D. Newton and Agnes L. Newton, husband and wife |
| Trustee | : Santiam Escrow, Inc., an Oregon Corporation |
| Beneficiary | : Dee McVay and Lillian McVay, or the survivor thereof |
| Dated | : May 14, 1984 |
| Recorded | : May 17, 1984 |
| Book | : M-84 |
| Page | : 8131 |
| Amount | : \$13,000.00 |

WHICH, SAID Trust Deed and Note, the Grantees herein agree to assume and pay according to the terms and provisions contained therein.
5. Subject to rules and regulations of Fire Patrol District.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
 of September A.D. 19 86 at 11:31 o'clock A M., and duly recorded in Vol. M86
 of _____ Deeds on Page 17600

FEE \$14.00

Evelyn Biehn, County Clerk
 By Sam Smith