

66499

#30137

Vol. m86 Page 17627

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

RICKEY T. BARNES and KATHLEEN BARNES, husband and wife, hereinafter called grantor,
convey(s) to TODD J. SCHROEDER and VICKI L. SCHROEDER, husband and wife
County of Klamath, State of Oregon, described as:
all that real property situated in the
Lot 14, Block 2, Tract No. 1099, ROLLING HILLS, 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." X JS

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 \$ 79,000.00. However, the actual consideration 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 19th day of September,
19 86.

Rickey T. Barnes
Kathleen Barnes

STATE OF OREGON, County of Klamath) ss.

On this the 19th day of September, 19 86.

Personally appeared the above named Rickey T. Barnes and Kathleen Barnes
instrument to be Their voluntary act and deed. and acknowledged the foregoing

Before me:

Wardene L. Addington
Notary Public for Oregon
My Commission Expires: 3-22-89

Rickey T. & Kathleen Barnes

GRANTOR'S NAME AND ADDRESS

Todd J. & Vicki L. Schroeder

GRANTEE'S NAME AND ADDRESS

After recording return to:

Todd J. & Vicki L. Schroeder
6603 Appaloosa Court
City, 97603
NAME, ADDRESS, ZIP

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

Todd J. & Vicki L. Schroeder
6603 Appaloosa Court
City, 97603
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.

By _____ TITLE _____
Deputy

86 SEP 29 PM 1 09

EXHIBIT "A"

17628

SUBJECT TO:

1. Restrictions as shown on the recorded plat.
2. Covenants, easements and restrictions, recorded October 16, 1974 in Book M-74 at page 13496 and Amended October 1, 1975 in Book M-75 at page 11919.
3. Reservations and restrictions, recorded January 30, 1909 in Book 25 at page 472.
4. Articles of Association of the Rolling Hills Road and Drainage Association, recorded in Book M-74 at page 13469.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of
of September

A.D., 19 86 at 1:09 o'clock P M., and duly recorded in Vol. M86
Deeds on Page 17627 day

FEE \$14.00

By Evelyn Biehn, County Clerk

[Signature]