

66669

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. 1780 Page 17982

RICHARD H. FOX

, hereinafter called grantor,
convey(s) to KAREN L. EISENLORDall that real property situated in the
County of Klamath, State of Oregon, described as:

The Southeasterly 5 feet of Lot 15 and the Northwesterly 75 feet of
Lot 16, WINEMA GARDENS, 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
those set out in 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 consid- ion for this transfer is \$ 36,215.53 ~~xx HOWEVER THE ACTUAL CON-~~
~~ideration consists of one deed and~~ ~~property of the grantor is provided which is~~ ~~part of the~~ ~~consideration~~
~~indicate which is set out below by~~ ~~is not applicable to this deed~~

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 17 day of September

19 86.

FORM No. 139—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

On this the 19th day of September, 19 86 personally appeared
PATRICIA ANNE PATTON

who, being duly sworn (or affirmed), did say that She is the attorney in fact for
RICHARD H. FOX and
that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowl-
edged said instrument to be the act and deed of said principal.

Before me:

Charles Johnson
(Signature)
Notary Public for Oregon
(Title of Officer)

NOTARY
P. (Official Seal)
STATE OF OREGON
My commission expires 1-15 90

GRANTEE'S NAME AND ADDRESS

After recording return to:

Karen L. Eisenlord11684 VENTURA BLVD.STUDIO CITY CA 91604

NAME, ADDRESS, ZIP

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

AS ABOVE

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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 OCT 2 PM 12 34

EXHIBIT "A"

SUBJECT TO:

17983

1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary 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.
2. Restrictions, but omitting restrictions, if any, based on race, color religion or national origin as shown on the recorded plat of Winema Gardens. Modified by instrument recorded April 21, 1960 in Book 320 at page 437, Deed Records.
3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof:

| | | | |
|----------|-----------------|-----------|-----------------|
| Recorded | : July 15, 1959 | Book: 13 | Page: 473 & 496 |
| Modified | : May 26, 1960 | Book: 320 | Page: 437 |
| Book | : 321 | Page: 440 | |
4. Restrictions and reservations as contained in Deed:

| | | | |
|----------|----------------------|-----------|-----------|
| Recorded | : May 2, 1944 | Book: 164 | Page: 406 |
| Recorded | : September 28, 1949 | Book: 234 | Page: 248 |
| Recorded | : April 30, 1951 | Book: 247 | Page: 12 |
| | | Book: 248 | Page: 397 |
5. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

| | |
|-------------|---|
| Grantor | : Barbara J. Carter |
| Trustee | : William Ganong, Jr. |
| Beneficiary | : First Federal Savings and Loan Association, a corporation |
| Dated | : December 10, 1976 |
| Recorded | : December 16, 1976 |
| Book | : M-76 |
| Page | : 20123 |
| Amount: | \$20,000.00 |

 WHICH, said Trust Deed, the Grantee herein agrees to assume and pay according to the terms and provisions contained therein.
6. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

| | |
|-------------|--|
| Grantor | : Richard H. Fox and Sandy Fox, husband and wife |
| Trustee | : Frontier Title & Escrow Co. |
| Beneficiary | : Barbara J. Carter |
| Dated | : June 9, 1981 |
| Recorded | : June 9, 1981 |
| Book | : M-81 |
| Page | : 10359 |
| Amount: | \$16,545.28 |

The beneficial interest thereunder was assigned:

| | |
|----------|---|
| To | : Certified Mortgage Company, an Oregon Corporation |
| Recorded | : December 23, 1985 |
| Book | : M-85 |
| Page | : 20774 |

The beneficial interest thereunder was assigned:

| | |
|----------|--|
| To | : John C. Thomas and Barbara K. Thomas |
| Recorded | : December 23, 1985 |
| Book | : M-85 |
| Page | : 20775 |

WHICH, said Trust Deed, 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 _____ the _____ day
 of _____ October _____ A.D., 19 _____ 85 at _____ 12:34 o'clock _____ P. M., and duly recorded in Vol. _____ M86
 of _____ Deeds _____ on Page _____ 17982.

FEE \$14.00

 Evelyn Biehn, County Clerk
 By _____