

66896

ATC M 30347



**Aspen**  
TITLE & ESCROW, INC.

Vol. M80 Page 18400

**WARRANTY DEED (INDIVIDUAL)**

DOUGLAS K. IVEY and SANDY P. IVEY who acquired title as SANDIA C. IVEY, who acquired title as SANDY C. IVEY, husband and wife, hereinafter called grantor, convey(s) to R. M. SWAN and FRANCES L. SWAN, husband and wife

County of Klamath, State of Oregon, described as: all that real property situated in the PARCEL 1: Lot 177, THIRD ADDITION TO SPORTSMAN PARK, in the County of Klamath, State of Oregon.

PARCEL 2: Lot 179, THIRD ADDITION TO SPORTSMAN PARK, in the County of Klamath, State of Oregon.

PARCEL 3: Lot 180, THIRD ADDITION TO SPORTSMAN PARK, 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 \$ 12,000.00. 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 10th day of September, 19 86.

STATE OF OREGON, County of Klamath

On this the 10th day of September, 19 86

ss.

Douglas K. Ivey  
Sandy P. Ivey  
Sandia C. Ivey  
Sandy C. Ivey  
Douglas K. Ivey and Sandy P. Ivey

STATE OF CALIFORNIA  
COUNTY OF  
CONTRA COSTA

ss.

On October 6, 1986

before me, the undersigned, a Notary Public in and for said County and State, personally appeared SANDIA C. IVEY a/k/a SANDY P. IVEY a/k/a SANDY C. IVEY and DOUGLAS K. IVEY known to me (or proved to me on the basis of satisfactory evidence) to be the same person whose name S are they subscribed to the within instrument, and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

Notary's Signature

Judith Larson

("His name (notary's) shall be typed or legibly printed" - Sec. 8205 - Government Code 1955)

CC984 (Notary/General-Regular 1/83)

GRANTEE'S NAME AND ADDRESS

After recording return to:

R. M. & Frances L. Swan  
HARRIMAN ROUTE BOX 79F  
KLAMATH FALLS, OR 97601  
NAME, ADDRESS, ZIP

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

R. M. & Frances L. Swan  
AS ABOVE  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

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

## SUBJECT TO:

1. An easement in favor of The California Oregon Power Company, recorded November 8, 1955 in Book 279 at page 99.
2. Agreement for control of water level of Lake, recorded February 15, 1924 in Book 63 at page 459.
3. Restrictions as shown on the recorded plat.
4. Reservations and Restrictions, contained in Deed recorded February 21, 1968 in Book M-68 at page 1364.
5. Reservations and restrictions regarding lot usage as contained in Deed recorded in Book M-67 at page 9677.
6. Subject to rules and regulations of Fire Patrol District.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of \_\_\_\_\_ October \_\_\_\_\_ A.D., 19 86 at 11:34 o'clock A M., and duly recorded in Vol. M86,  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 18400.

FEE \$14.00

Evelyn Biehn, County Clerk  
By Ann Smith