

67060

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

Vol. M80 Page 18694

CLAYTON S. SHULTZ and EARLYNN C. SHULTZ, husband and wife  
convey(s) to DON D. ROMANO and LYN M. ROMANO, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as: all that real property situated in the  
Lot 12, Block 9, TRACT NO. 1003, THIRD ADDITION TO MOYINA, 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 \$ 49,500.00. 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 13th day of October, 19 86.

STATE OF OREGON, County of Klamath

Personally appeared the above named Earlynn C. Shultz, 19 86.

instrument to be her voluntary act and deed. and acknowledged the foregoing

Before me: Ronald A. Tucker  
Notary Public for Oregon  
My Commission Expires: 10-13-90

CLAYTON S. + EARLYNN C SHULTZ

GRANTOR'S NAME AND ADDRESS

DON D. + LYN M ROMANO

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath 1st Federal  
PO Box 5270

Klamath Falls, OR 97601

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

SAME AS ABOVE

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

SPACE RESERVED FOR RECORDER'S USE

NAME

TITLE

By \_\_\_\_\_

Deputy

18695

## EXHIBIT "A"

## SUBJECT TO:

1. Regulations, including levies, liens, assessments, rights of way and easements of the Moyina Water District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. An easement in favor of California Oregon Power Company, recorded April 5, 1940 in Book 128 at page 267.
4. Restrictions as shown on the recorded plat.
5. Set back provisions as delineated on the recorded plat.

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.On this the 13th  
Earlynn C. Shultzday of October, 19 86

personally appeared

who, being duly sworn (or affirmed), did say that he is the attorney in fact for Clayton S. Shultz and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Rout & Tucker

(Signature)

Commission Exp: 10-13-90

(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of October A.D., 19 86 at 11:15 o'clock A M., and duly recorded in Vol. 186  
of \_\_\_\_\_ Deeds on Page 18694

FEE \$14.00

Evelyn Biehn, County Clerk

By [Signature]