

67144

# M-30328

# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

Vol. M86 Page 18851

KENNETH BRUCE FOX and UTHA MARY FOX, husband and wife

convey(s) to W.E. KISER and NORMA A. KISER and JAMES H. WHITE and KAREN Y. WHITE, hereinafter called grantor, tenants in common w/, but with full rights of survivorship all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 4 in Block 6, Tract No. 1016, GREEN ACRES, in Klamath County, Oregon.

- SUBJECT TO: 1. Taxes for the fiscal year 1986-'87, a lien not yet payable.  
2. Regulations, including levies, liens assessments, rights of way and easements of the Westside Sanitary District.  
3. An easement, including the terms and provisions thereof, recorded 3-31-50 in Book 237 at page 641, Klamath County Records.  
4. An easement, including the terms and provisions thereof, recorded 1-21-57 in Book 289, at page 225, Klamath County Records.  
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Green Acres.  
6. Covenants, easements and restrictions, but omitting restriction, if any, based on race, color, religion or national origin, imposed by instrument, recorded 7-24-70, in Book M-70 at page 6147, Klamath County Records.  
7. Trust Deed, including the terms and provisions thereof, in favor of \*\*\*

"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." *AMW. WCK. NAK K.Y.G.*

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 \*\*\*Klamath First Federal Savings & Loan Assn., recorded 9-10-85, in Book M85 at page 14588, Klamath County Records, which Trust Deed the Grantees herein assume and agree to pay according to the terms contained therein, 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 \$72,000.00. "However, the actual consideration consists of or includes other property or value given or promised which is <sup>the whole</sup> <sub>part of the</sub> 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 6th day of October, 19 86.

*Kenneth Bruce Fox*  
*Utha Mary Fox*

STATE OF OREGON, County of Klamath ss.  
October 15th, 19 86.

Personally appeared the above named Kenneth Bruce Fox and Utha Mary Fox instrument to be their voluntary act and deed, and acknowledged the foregoing

Before me: *Barlene P. Addington*  
Notary Public for Oregon  
My Commission Expires: 3-22-89

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

W.E. & Norma Kiser & James & Karen White  
5613 Mason Lane  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

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

As Above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 16th day of October, 19 86, at 11:57 o'clock A M., and recorded in book/reel/volume No. M86 on page 18851 or as document/fee/filer instrument/microfilm No. 67144, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By *Am. Smith* Deputy

Fee: \$10.00

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