

S-30395

# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

PAUL D. PARKER and MARY F. PARKER, husband and wife  
convey(s) to RITA J. KOERBER all that real property situated in the  
County of Klamath, State of Oregon, described as:  
Lot 34, LAMRON HOMES, 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 those set out in Exhibit "A" attached hereto

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 \$ 38,500.00 ~~However, the actual cash 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 OBS 85030)~~

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 21 day of October,  
19 86.

Paul D. Parker  
Paul D. Parker

Mary F. Parker  
Mary F. Parker

STATE OF OREGON, County of Klamath

On this 20 day of October, 19 86.

Personally appeared the above named Paul D. Parker and Mary F. Parker,  
husband and wife and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Sandra Handreker  
Notary Public for Oregon

My Commission Expires: 7-23-89

Paul D. Parker  
Mary F. Parker

GRANTOR'S NAME AND ADDRESS

Rita J. Koerber

GRANTEE'S NAME AND ADDRESS

After recording return to:

Rita J. Koerber

4460 Homedale Road

Klamath Falls, Oregon 97603  
NAME, ADDRESS, ZIP

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

Rita J. Koerber

4460 Homedale Road

Klamath Falls, Oregon 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/roll/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.

SPACE RESERVED  
FOR  
RECORDER'S USE

NAME

TITLE

By \_\_\_\_\_ Deputy

## EXHIBIT "A"

## SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. 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.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Lamron Homes.
4. Set back provisions as delineated on the recorded plat, 15 feet from front lot line.
5. 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 in Book : 301  
 Page : 380  
 Book : 310  
 Page : 638
6. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:  
 Mortgagor : Paul D. Parker and Mary F. Parker, husband and wife  
 Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs  
 Dated : November 17, 1976  
 Recorded : November 17, 1976  
 Book : M-76  
 Page : 18351  
 Amount : \$29,450.00  
 WHICH, said Mortgage, the Grantee herein agrees to assume and pay according to the terms and provisions contained therein.
7. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:  
 Mortgagor : Paul D. Parker and Mary F. Parker, husband and wife  
 Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs  
 Dated : July 11, 1978  
 Recorded : July 11, 1978  
 Book : M-78  
 Page : 14807  
 Amount : \$4,300.00  
 WHICH, said Mortgage, 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 \_\_\_\_\_  
 of \_\_\_\_\_ October \_\_\_\_\_ A.D., 19 86 at 10:45 o'clock \_\_\_\_\_ A.M., and duly recorded in Vol. 1186  
 of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 19696

FEE \$14.00

Evelyn Biehn, County Clerk  
 By \_\_\_\_\_