

67722

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# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

S-30419

JAMES H. HUNTERconvey(s) to KATHY HUNDLEY

, hereinafter called grantor,

County of Klamath

, State of Oregon, described as:

all that real property situated in the

Tract 29 of BAILEY TRACTS, 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. K/H.

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 \$ 49,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration and is indicated by the symbol X in the space provided for the purpose of this section. 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 24 day of October, 19 86.

James H. Hunter  
James H. Hunter

STATE OF OREGON, County of Klamath, ss.

On this 24 day of November, 1986.

Personally appeared the above named James H. Hunter

his voluntary act and deed. and acknowledged the foregoing

Before me: Sandra Handwerker  
Notary Public for Oregon  
My Commission Expires: 7-23-89

James H. Hunter

GRANTOR'S NAME AND ADDRESS

Kathy Hundley

GRANTEE'S NAME AND ADDRESS

Kathy Hundley2851 WardKlamath Falls, OR 97603

NAME, ADDRESS, ZIP

After recording return to:

Kathy Hundley2851 WardKlamath 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/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

## EXHIBIT "A"

## SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Bailey Tracts.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 25, 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.
4. Irrigation lateral as delineated on the recorded plat.
5. Easement, including the terms and provisions thereof:  
 Granted to : The California Oregon Power Company  
 Dated : November 12, 1930  
 Recorded : November 21, 1930  
 Book : 93  
 Page : 254
6. Reservations on Deed from Jesse Bailey and Ethel Bailey, husband and wife to W.L. Clements and Irma Clements, husband and wife, dated April 3, 1930, recorded February 2, 1935, in Book 100 at page 405, Deed Records, the grantors, their heirs and assigns reserve the right to construct ditches or laterals along the lines of or across the above described property for irrigation purposes.

STATE OF OREGON,  
 County of Klamath ss.

Filed for record at request of:

on this 3rd day of Nov. A.D., 19 86  
 at 4:03 o'clock P. M. and duly recorded  
 in Vol. M86 of Deeds Page 19912  
 Evelyn Biehn, County Clerk  
 By [Signature]

Fee, \$14.00

Deputy.