

67811

M-30352

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. 118 Page 20058

GORDON G. CHILDERS and CATHERINE J. CHILDERS, husband and wife

convey(s) to GUIDO SARGENTICounty of Klamath

, State of Oregon, described as: all that real property situated in the

That portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ lying Westerly of U.S. Highway 97 and Northerly of the County Road in Section 28, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

1986 NOV 5 PM 12 06

"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 \$ 35,000.00. However, the actual consideration consists of other property or value given or promised which is the whole or part of the consideration. Indicate which of the following symbols is not applicable: See Oregon Code.

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 15 day of October, 19 86.

Gordon G. Childers
Gordon G. Childers
Catherine J. Childers
Catherine J. Childers

STATE OF OREGON, County of Deschutes
On this 20th day of October, 19 86.

Personally appeared the above named Gordon G. Childers and Catherine J. Childers, husband and wife

Instrument to be THEIR voluntary act and deed.

Before me Alvina Marshall
Notary Public for State of Oregon
My Commission Expires: 6-27-87

Gordon G. Childers
Catherine J. Childers

GRANTOR'S NAME AND ADDRESS

Guido Sargenti

GRANTEE'S NAME AND ADDRESS

After recording return to:
Guido Sargenti
7791-A Wren Avenue
Gilroy, CA 95020
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Guido Sargenti
7791-A Wren Avenue
Gilroy, CA 95020
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.

NAME

By _____

TITLE

Deputy

EXHIBIT "A"

1. Rights of the public in and to any portion of said premises lying within the limits of road and highways.
2. Reservations of subsurface rights reserved by the United States of America in the NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 28, Township 34 South, Range 7 East of the Willamette Meridian, as recorded in Deed Volume 297 at page 517 and recorded February 21, 1958.
3. Certificate as recorded May 10, 1959 in Deed Volume 314 at page 673 wherein it is stated that Klamath County purchased and acquired a right of way easement for the Chiloquin-Klamath Agency Highway through Sections 30, 20, 28, 33 and 34, Township 34 South, Range 7 East of the Willamette Meridian.
4. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
Mortgagor : Gordon G. Childers and Catherine J. Childers,
Mortgagee : husband and wife
Recorded : Verona Hackleman
Book : 11-5-86
Page : M-86
Amount : 20055
: \$7,900.00

Mortgagee

Recorded

Book

Page

Amount

: ... amounts secured thereunder, if any:
 : Gordon G. Childers and Catherine J. Childers,
 : husband and wife
 : Verona Hackleman
 : 11-5-86
 : M-86
 : 20055
 : \$7,900.00

STATE OF OREGON: COUNTY OF KLAMATH: ss.
Filed for record at request of _____

COUNTY OF KLAMATH: ss.
 Filed for record at request of _____
 of _____ November _____
 A.D., 19 86 at 12:06 o'clock P M., and duly recorded in Vol. 186
 of _____ Deeds _____
 on Page 20058
 FEE \$14.00
 Evelyn Biehn, _____ County Clerk
 By _____

FEE \$14.00