

67949



#M30519

TITLE & ESCROW, INC.

Vol. 1486 Page 20324

WARRANTY DEED (INDIVIDUAL)

RODNEY HARRIS ADAMS and MADGE P. ADAMS, husband and wife

convey(s) to JACK L. MASSINGHAM and SUSAN G. MASSINGHAM, not as tenants in common but with full rights of survivorship S. M., hereinafter called grantor,
 County of Klamath ✓, State of Oregon, described as:

Tract No. 22, KIELSMEIER ACRE 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.

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 \$ 30,000.00. "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) not to the

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 7th day of November, 19 86.

Rodney Harris Adams
Madge P. Adams

STATE OF OREGON, County of Klamath)ss.

On this 7th day of November, 19 86.

Personally appeared the above named Rodney Harris Adams and Madge P. Adams
 instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Barlene L. Addington
 Notary Public for Oregon
 My Commission Expires: 3-22-89

Rodney Harris & Madge P. Adams

GRANTOR'S NAME AND ADDRESS

Jack L. & Susan G. Massingham

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jack L. & Susan G. Massingham
337 Senator Ave.
Sacramento, CA 95833
 NAME, ADDRESS, ZIP

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

Jack L. & Susan G. Massingham
337 Senator Avenue
Sacramento, CA 95833
 NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock X 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"

20325

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, liens, assessments, rights of way and easements of Enterprise Irrigation District and of South Suburban Sanitary District.
3. That certain right of way and easement as shown by Grant of Right of Way, recorded June 9, 1926 in Book 69 at page 639.
4. Reservations shown in deed recorded October 6, 1933 in Book 98 at page 507.
5. Any improvement located upon the insured property which constitutes a mobile home is subject to registration and taxation as provided by Oregon Revised Statutes.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of _____ November _____ A.D., 19 _____ at _____ o'clock _____ P. M., and duly recorded in Vol. _____
of _____ Deeds _____ on Page _____

FEE \$14.00

Evelyn Biehn, County Clerk
By _____