

68359

S-30481

Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M80 Page 21058

DELBERT W. SPARKS and NORA A. SPARKS, husband and wife

convey(s) to STEVEN A. TENNISON and DIANE O. TENNISON, husband and wife, hereinafter called grantor,County of Klamath, State of Oregon, described as:

Lot 12, Block 36, SIXTH ADDITION TO KLAMATH RIVER ACRES, 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 \$ 36,500.00 ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which)~~ ~~Date between symbols is not appropriate~~ ~~See ORS 87.001~~

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 18 day of November, 19 86.

Delbert W. Sparks
Delbert W. Sparks

Nora A. Sparks
Nora A. Sparks

(ss.)

STATE OF OREGON, County of Klamath

18 day of November, 19 86.

Personally appeared the above named Delbert W. Sparks and Nora A. Sparks,
husband and wife and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me: Sandra Handsaker

Notary Public for Oregon

My Commission Expires: 7-23-89

Delbert W. Sparks

Nora A. Sparks

GRANTOR'S NAME AND ADDRESS

Steven A. Tennison

Diane O. Tennison

GRANTEE'S NAME AND ADDRESS

After recording return to:

Steven A. & Diane O. Tennison

P.O. Box 567

Keno, OR 97627

NAME, ADDRESS, ZIP

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

DVA

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

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 _____ of 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

86 NOV 18 PM 3 58

EXHIBIT "A"

SUBJECT TO:

21059

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Sixth Addition to Klamath River Acres.
2. An easement, including the terms and provisions thereof:
 - For : Transmission and distribution of electricity over
 - In Favor of : Sections 25 and 26, Twp 39 S., R 7 EWM.
 - Dated : California Oregon Power Company
 - Recorded : November 14, 1956
 - Book : November 16, 1956
 - : 288
 - Page : 72
3. Agreement, including the terms and provisions thereof, dated August 9, 1976, recorded August 12, 1976 in Book M-76 at page 12451, Microfilm Records, Klamath River Acres of Oregon. Ltd., to Raymond I. Gibson.
4. Well Agreement, including the terms and provisions thereof, dated May 12, 1978, recorded May 18, 1978 in Book M-78 at page 10449, Microfilm Records, between Gary A. Williams and Raymond I. Gibson to William E. Rylah. Assignment of Well Agreement dated October 20, 1978, recorded October 23, 1978 in Book M-78 at page 23779, Microfilm Records.
5. Notice of Proposed formation of a Special Road District to be known as Klamath River Acres Special Road District as disclosed by County Commissioners Journal in Janaury, 1975.
6. Any improvement located upon the insured property, which constitutes a mobile home as defined in Chapter 801.340, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.
7. Subject to the rules and regulations of Fire Patrol District.

STATE OF OREGON: COUNTY OF KLAMATH: SS.
Filed 6-7

Filed for record at request of _____
of November _____ A.D., 19 86 at 3:58 o'clock P.M., and duly recorded in Vol. 1886 day
of Deeds _____ on Page 21058

FEE \$14.00

FEE \$14.00

Evelyn Biehn, County Clerk
By _____

County Clerk