

68579  
S-30513

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

Vol. M80 Page 21600

DAVID L. LE BLANC and LYNNE T. LE BLANC, husband and wife  
convey(s) to SHARON A. McNAUGHTON, hereinafter called grantor,  
County of Klamath, State of Oregon, described as:

Lot 13, Block 13, FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS; AND  
ALSO a tract of land adjoining said lot on the East, which commences  
at the Southeast corner of said Lot 13; thence North 50 feet; thence  
East 44 feet; thence South 50 feet; thence West 44 feet to the point  
of beginning and being situated in Section 29, Township 38 South, Range  
9 East of the Willamette Meridian, 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 DEPART-  
MENT 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 PLAN-  
NING 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 \$ 25,500.00  
and consists of cash and includes other property or value given or promised which is the whole consideration  
and is not subject to any lien or other claim of any person.

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 19 day of November,  
19 86.

David L. LeBlanc  
David L. LeBlanc  
Lynne T. LeBlanc  
Lynne T. LeBlanc  
Jss.

STATE OF OREGON, County of Klamath  
This 21 day of November, 1986.  
Personally appeared the above named David L. LeBlanc and Lynne T. LeBlanc,  
husband and wife  
instrument to be their voluntary act and deed and acknowledged the foregoing

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

David L. LeBlanc  
Lynne T. LeBlanc  
GRANTOR'S NAME AND ADDRESS

Sharon A. McNaughton  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Sharon A. McNaughton

NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
Same as before

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

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/fel/file/  
instrument/microfilm No.       ,  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.  
By        NAME        TITLE         
Deputy

## EXHIBIT "A"

21601

## SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor : David L. LeBlanc and Lynne T. LeBlanc, husband and wife  
 Trustee : Transamerica Title Insurance Company  
 Beneficiary : Peoples Mortgage Company, A Washington Corporation  
 Dated : January 15, 1980  
 Recorded : January 24, 1980  
 Book : M-80  
 Page : 1467  
 Amount : \$24,000.00

The above Trust Deed was assigned by instrument:

To : Cenlar Federal Savings Bank  
 Recorded : February 24, 1986  
 Book : M-86  
 Page : 3166

WHICH, Said Trust Deed, the Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

3. Supplemental taxes for 1986-1987, if assessed.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
 of November \_\_\_\_\_ A.D., 19 86 at 10:01 o'clock A M., and duly recorded in Vol. M86  
 of Deeds \_\_\_\_\_ on Page 21600

FEE \$14.00

Evalyn Biehn, County Clerk

By \_\_\_\_\_