

68809

AT C 30573
Aspen
 TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. 1880 Page 22038

DAVID L. HENRY and LYNN L. HENRY, husband and wife, hereinafter called grantor,
 convey(s) to MARILYN S. BERVEN all that real property situated in the
 County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

"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 \$ 67,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which)* (Delete between symbols; if not applicable. 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 19 day of November, 19 86.

David L. Henry
Lynn L. Henry
)ss.

STATE OF OREGON, County of Klamath, 19 86
 November 1

Personally appeared the above named David L. Henry and Lynn L. Henry and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Darlene J. Tucker
 Notary Public for Oregon
 My Commission Expires: 10-16-88

Henry, David L.
Lynn L.

GRANTOR'S NAME AND ADDRESS

Berven, Marilyn S.

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal

540 Main Street

Klamath Falls, OR 97601

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

Klamath First Federal

540 Main Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

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. _____ page _____ or as document/fee/file/Instrument/microfilm No. _____ Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
 FOR
 RECORDER'S USE

By _____

NAME

TITLE

Deputy

FORM CGS-2.5M

85 DEC 1 PM 3 58

The Northerly one-half of Lot 32 of LOMA LINDA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at a point on the Westerly line of said Lot 32 which bears North 7° 27' West a distance of 82.4 feet from the most Southerly corner of said Lot, said point also being the Northeasterly corner of Lot 52, Loma Linda Heights; thence continuing North 7° 27' West a distance of 82.3 feet to the Northwesterly corner of said Lot 32; thence North 68° 45' East along the Northerly line of said Lot 32, a distance of 134.0 feet to the Northeasterly corner of said Lot; thence South 7° 06' West, along the Easterly line of said Lot, a distance of 90.9 feet to a point; thence South 68° 45' West a distance of 110.8 feet, more or less, to the point of beginning.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Loma Linda Heights.
3. Reservations, including the terms and provisions thereof, as shown in Deed from the United States of America, dated January 12, 1955, recorded February 21, 1955 in Book 272 at page 375, Deed Records.
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof:

Recorded : August 4, 1955
 Book : 276
 Page : 330

Amended by instrument recorded in Book 280 at page 263.

5. An easement, including the terms and provisions thereof:

Dated : October 17, 1956
 Recorded : October 23, 1956
 Book : 287
 Page : 400

In favor of : The California Oregon Power Company, a
 California Corporation
 For : Electric transmission line

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 1st _____ day
 of December _____ A.D., 19 86 at 3:58 o'clock P. M., and duly recorded in Vol. M86
 of _____ Deeds on Page 22098
 Evelyn Biehn, _____ County Clerk
 By *Ann Smith*

FEE \$14.00