

69636

S-30629


Aspen
 TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

 Vol. M86 Page 23665

ROBERT F. PARKER and GOLDA E. PARKER, husband and wife
 convey(s) to DEAN E. WINTER, hereinafter called grantor,
 County of Klamath, State of Oregon, described as:

The South 204.59 feet of the West 210 feet of Lot 2, ~~all in Block 6, WASHBURN PARK, Tract 1080, in the County of Klamath, State of Oregon.~~ ^{Ref get}
~~all in Block 6, WASHBURN PARK, Tract 1080, 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 \$ 32,500.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration in whole or in part between symbols of 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 11 day of December, 19 86.

Robert F. Parker
 Robert F. Parker
Golda E. Parker
 Golda E. Parker

STATE OF OREGON, County of Klamath)ss.

On this 11 day of December, 19 86.

Personally appeared the above named Robert F. Parker and Golda E. Parker and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Mayra J. Wynn
 Notary Public for Oregon
 My Commission Expires April 23, 1987

Robert F. Parker
Golda E. Parker
GRANTOR'S NAME AND ADDRESS
Dean E. Winter
5066 Ankeny Street,
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS
After recording return to:
Dean E. Winter
5066 Ankeny Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
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 _____ 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"

23666

SUBJECT TO:

1. Regulations, including levies, liens, assessments, rights of way, and easements of the South Suburban Sanitary District, and as per Ordinance No. 29 recorded May 24, 1983 in Book M-83 at page 8062, and as per Ordinance No. 30 recorded May 30, 1986 in Book M-86 at page 9246.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Washburn Park, Tract 1080.
3. Easement, including the terms and provisions thereof:
 For : A Perpetual non-exclusive easement for drainage
 Granted to : and sanitary sewer purposes
 Dated : South Suburban Sanitary District
 Recorded : June 30, 1986
 Book : July 1, 1986
 Page : M-86
 : 11472

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of December A.D., 19 86 at 4:09 o'clock P M., and duly recorded in Vol. 22nd day
 of Deeds on Page 23665 M86
 By Evelyn Biehn, County Clerk
[Signature]

FEE \$14.00