

S-30656



# Aspen

TITLE & ESCROW, INC. Vol. m86 Page 24107  
WARRANTY DEED (INDIVIDUAL)

T. A. THOMAS, ASSOCIATES

convey(s) to DAVID L. LE BLANC and LYNNE T. LE BLANC, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 6, Block 1, CYPRESS VILLA, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Cypress Villa.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
3. 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 9346.

"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 above

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 is

The true and actual consideration for this transfer is \$ 43,000.00. ~~However, the actual consideration consists of and includes other property or value given or promised which may lawfully claim the same, except as shown above.~~

IN WITNESS WHEREOF, the grantor has executed this instrument this 30TH day of December 19 86.

Theodore A. Thomas, dba T. A. Thomas  
Associates, by his attorney in fact  
Theodore A. Thomas, dba T. A. Thomas  
Associates, by his attorney in fact  
JOHN C. THOMAS

~~STATE OF OREGON~~, County of

Personally appeared the above named Lee

Instrument to be cancel voluntary act and deed. "A" and acknowledged the foregoing

**Before me:**

Notary Public for

My Commission Expires: \_\_\_\_\_

T. A. Thomas Associates

GRANTOR'S NAME AND ADDRESS

David L. LeBlanc

Lynne T. LeBlanc

GRANTEE'S NAME AND ADDRESS

After recording return to:

David L. & Lynne T. LeBlanc

**NAME, ADDRESS, ZIP**

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

**NAME, ADDRESS, ZIP**

STATE OF OREGON,

33

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 \_\_\_\_\_

FORM 685-2.5M

EXHIBIT "A"

24108

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

ss.

On this the 30th

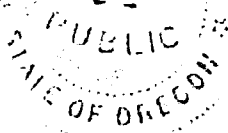
day of December

, 19 86

personally appeared

JOHN C. THOMAS who, being duly sworn (or affirmed), did say that he is the attorney in fact for THEODORE A. THOMAS, dba T. A. THOMAS, ASSOCIATES

that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.



(Official Seal)

Before me:

Sandra Handsaker

(Signature)

Notary Public for Oregon

(Title of Officer) My Commission Expires:

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

on this 30th day of December A.D., 19 86  
at 3:53 o'clock P M. and duly recorded  
in Vol. M86 of Deeds Page 24107  
By Evelyn Bléhn, County Clerk

Fee, \$14.00

Deputy.