

69861

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

Vol. m86 Page 24115

S-30623

NANCY A. MIKKELSEN

\_\_\_\_\_, hereinafter called grantor,  
convey(s) to EARL E. MASTERS and BARBARA L. MASTERS, husband and wife  
all that real property situated in the  
County of Klamath, State of Oregon, described as:

Tract 105 LESS the Northerly 3 feet, PLEASANT HOME TRACTS #2,  
in the County of Klamath, State of Oregon.

## SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Pleasant Homes #2
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise 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.
4. Reservations and recitals in that certain deed from Charles W. Miller, et ux., to A.C. Hunter, dated November 14, 1938, recorded September 11, 1943 in Book 158 at page 321, Deed Records of Klamath County, 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." EEM BLM

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  
5. Easement for irrigation canal as disclosed by County Assessor's Map.

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 \$ 36,900.00 ~~However, the actual consideration consists of other property or value given or promised which is part of the consideration.~~  
~~(HEREIN WHEN DELIVERED BETWEEN SYMMETRY OF NOTARY PUBLICS 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 29 day of December,  
19 86.

Nancy A. Mikkelsen  
(Nancy A. Mikkelsen)

STATE OF OREGON, County of Klamath )ss.

On this 30th day of December, 19 86.

Personally appeared the above named Nancy A. Mikkelsen

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Sandra Handscher  
Notary Public for Oregon  
My Commission Expires: 7-23-89

Nancy A. Mikkelsen

GRANTOR'S NAME AND ADDRESS

Earl E. Masters

Barbara L. Masters

GRANTEE'S NAME AND ADDRESS

After recording return to:

Earl E. and Barbara L. Masters

2145 W. Ward  
Klamath Falls, OR 97603  
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 Klamath

I certify that the within instrument was received for record on the 30th day of December, 19 86, at 3:53 o'clock P. M., and recorded in book/real/volume No. M86 on page 24115 or as document/fee/file/instrument/microfilm No. 69861, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Ann Smith Deputy

Fee: \$10.00

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