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S-30644

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

Vol. MS80 Page 24165

ROBERT OLIVER OSTROM AND SUSAN LEE OSTROM

convey(s) to EDWARD BERNETT, hereinafter called grantor,County of KLAMATH, State of Oregon, described as:Lot 11, Block 2, KELENE GARDENS, in the County of Klamath,  
State of Oregon.

86 DEC 31 AM 10 20

"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

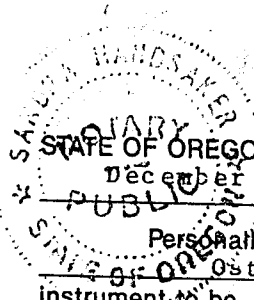
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 38,518.60. However, the actual consideration consists of or includes other property or value given or promised which is <sup>the whole</sup> <sub>part of the</sub> 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 30th day of December, 19 86.

*Robert Oliver Ostrom*  
*Susan Lee Ostrom*



STATE OF OREGON, County of Klamath ) ss.  
December 30, 19 86

Personally appeared the above named Robert Oliver Ostrom and Susan Lee Ostrom and acknowledged the foregoing instrument to be Their voluntary act and deed.

Before me:

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

Robert Oliver Ostrom  
Susan Lee Ostrom  
3850 Crest, Klamath Falls, OR  
GRANTOR'S NAME AND ADDRESS

Edward Bennett  
3950 Kelly Drive  
Klamath Falls, OR 97603  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Edward Bennett  
3950 Kelly Drive  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

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

Edward Bennett  
3950 Kelly Drive  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

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/roll/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

SPACE RESERVED  
FOR  
RECORDER'S USE

24166

## EXHIBIT A

OSTROM/BERNETT  
S-30644

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. 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.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Kelene Gardens.
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 : October 14, 1959  
BOOK : 316  
PAGE : 445
5. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:  
Mortgagor : Robert Oliver Ostrom and Susan Lee Ostrom, husband and wife  
Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs  
Dated : December 21, 1979  
Recorded : January 14, 1980  
Book : M-80  
Page : 615  
Amount : \$40,375.00

Grantee herein agrees to assume and pay according to the terms and conditions set forth herein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of December A.D., 19 86 at 10:20 o'clock A M., and duly recorded in Vol. M86,  
of Deeds on Page 24165.

FEE \$14.00

Evelyn Biehn,

By

County Clerk

*Ann Smith*