

S-30531

70263

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

Vol. 187

Page 453

GILBERT R. FISH and LEOLA B. FISH, husband and wife

convey(s) to ELISA FRITZ

, hereinafter called grantor,

County of Klamath

, State of Oregon, described as:

all that real property situated in the

All of the Northerly 65 feet of Lots 19, 20, 21 and 22, Block 11,  
ST FRANCIS PARK, 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 \$ 35,900.00

~~NO OTHER CONSIDERATION HAS BEEN RECEIVED BY GRANTOR OR GRANTEES. THE GRANTOR HAS RECEIVED THE FULL AND TRUE CONSIDERATION FOR THIS TRANSFER. THE GRANTOR HAS RECEIVED THE FULL AND TRUE CONSIDERATION FOR THIS TRANSFER. THE GRANTOR HAS RECEIVED THE FULL AND TRUE CONSIDERATION FOR THIS TRANSFER.~~

In construing this deed and where the context so requires, the singular includes the plural.

19 87 IN WITNESS WHEREOF, the grantor has executed this instrument this 6<sup>th</sup> day of January.

Gilbert R. Fish  
Gilbert R. Fish

Leola B. Fish  
Leola B. Fish

STATE OF OREGON, County of Klamath

On this 6<sup>th</sup> day of January, 19 87.

Personally appeared the above named Gilbert R. Fish and Leola B. Fish  
husband and wife

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

Before me, Laura P. Nubler

Notary Public for Oregon

My Commission Expires: 12-4-88

Gilbert R. Fish

Leola B. Fish

GRANTOR'S NAME AND ADDRESS

Elisa Fritz

GRANTEE'S NAME AND ADDRESS

After recording return to:

Elisa Fritz

2631 Little St.  
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,

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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/teefile/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

## EXHIBIT "A"

454

## SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of St. Francis Park.
2. Conditions, restrictions and reservations as set out in that certain deed from Geo. S. Rusco and Esther Rusco, husband and wife, to Cecil Green, Jr. and Doris G. Green, husband and wife, dated August 8, 1946 and recorded August 13, 1946 in Book 194 at page 18 of Deed Records of Klamath County, Oregon, as follows: "First: The value of dwelling houses to be constructed on said property shall be in the amount of not less than \$2,000.00 of approved floor plans, designs, and mode of construction, to be approved by grantors or assigns. Second: The principal buildings shall be built on a building line 25 feet from property lines fronting streets, and no permanent fences or other buildings shall be built nearer the street than the front line of the principal building."
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprises Irrigation District.
4. 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
 of January A.D., 19 87 at 4:04 o'clock P M., and duly recorded in Vol. M87  
 of Deeds on Page 453

FEE \$14.00

By Kvelyn Biehn, County Clerk  
[Signature]