

70460

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. m87 Page 774

MICHAEL D. TARRANT

convey(s) to STEVEN A. BOCCHI and REBECCA G. BOCCHI, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 13, Block 10, DIXON, in the City of Klamath Falls, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Dixon.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Water Well Use and Easement Agreement, including the terms and provisions thereof:

Between : Michael D. Tarrant and Judy A. Tarrant
 And : Earl J. Towne and Donna M. Towne
 Recorded : December 2, 1986
 Book : M-86
 Page : 22151

"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 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 for this transfer is \$ 83,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (Delete between symbols; if not applicable. See ORS 93.030) part of the consideration 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 15th day of January, 19 87.

STATE OF OREGON, County of Klamath,
January 15, 19 87)ss.

Personally appeared the above named Michael D. Tarrant
 Instrument to be his voluntary act and deed.

Before me: [Signature]
 Notary Public for Oregon
 My Commission Expires: 10-13-90

Michael D. Tarrant

GRANTOR'S NAME AND ADDRESS

Steven A. and Rebecca G. Bocchi
2245 Hughes St.
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal Savings and Loan
2943 S. 6th St.
Klamath Falls, OR 97601
 NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 16th day of January, 19 87, at 10:53 o'clock A. M., and recorded in book/reel/volume No. M87 on page 774 or as document/fee/file/instrument/microfilm No. 70460, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME
 By [Signature] Deputy
 TITLE

Fee \$14.00

87 JUN 15 AM 10 53

87 JUN 15 AM 10 53