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S-30710



Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. 1487 Page 1389

WALTER BRADLEY REED and GLORIA J. REED, husband and wife
convey(s) to RICHARD B. HOUCK and SALLY A. HOUCK, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:
Lot 2, Block 2, COUNTRY GARDENS, in the County of Klamath, State of Oregon.

'87 JAN 29 AM 9 08

"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 \$ 53,500.00
~~consideration consists of or includes other property or value given or promised which is the whole or part of the~~
~~(indicate which) (Delete between symbols if not applicable. See ORS 93.080)~~

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 26 day of January, 19 87.

Walter Bradley Reed
Walter Bradley Reed
Gloria J. Reed
Gloria J. Reed

STATE OF OREGON, County of Klamath

On this 27 day of January, 19 87.

Personally appeared the above named Walter Bradley Reed and Gloria J. Reed, husband and wife

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

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

Walter Bradley Reed
Gloria J. Reed

GRANTOR'S NAME AND ADDRESS

Richard B. Houck
Sally A. Houck

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard B. & Sally A. Houck
6017 Logan
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Richard B. & Sally A. Houck
6017 Logan
Klamath Falls, Oregon 97601

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/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

EXHIBIT "A"

1390

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Set back provisions delineated on the recorded plat 20 feet from front lot line.
3. Utility easements as delineated on the recorded plat along rear lot line 16 feet wide.
4. Agreement between Henry E. Ankeny, et al., and the United States of America, dated February 12, 1906, recorded August 26, 1909 in Deed Volume 27 at page 340, Deed Records of Klamath County, Oregon, for water ditch.
5. Agreement between United States of America and J. W. Siemen, dated March 20, 1919, recorded April 19, 1919, in Book 50 at page 163, Deed Records, as supplemented by Contract bween United States of America and J.W. Siemens, dated February 19, 1920, recorded June 7, 1920 in Book 52 at page 567, Deed Records of Klamath County, Oregon, for drainage purposes.
6. An easement, including the terms and provisions thereof:

Dated	: March 13, 1951
Recorded	: March 20, 1951
Book	: 246
Page	: 30
For	: Pipeline for irrigation
Granted to	: Charles G. Axel, et ux.
7. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Country Gardens.
8. Conditions, restrictions as shown on instrument:

Dated	: December 2, 1971
Recorded	: December 2, 1971
Book	: M-71
Page	: 12674
Fee #	: 59010
9. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Mortgagor	: Walter Bradley Reed and Gloria J. Reed, husband and wife
Mortgagee	: State of Oregon, represented and acting by the Director of Veterans' Affairs
Dated	: October 12, 1979
Recorded	: October 12, 1979
Book	: M-70
Page	: 25099
Amount	: \$43,900.00

WHICH, said Mortgage, the Grantee herein agrees to assume and pay according to the terms and provisions contained therein.
10. Supplemental taxes for 1986-1987

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 28th day
 of January A.D., 19 87 at 9:08 o'clock A M., and duly recorded in Vol. M87,
 of Deeds on Page 1389.

FEE \$14.00

Evelyn Biehn, County Clerk
 By [Signature]