

70861



#M-30636

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

Vol. 187 Page 1427

KENNETH B. McMAHAN and ALETA E. McMAHAN

convey(s) to OWEN JEFFERY LEROY and DEBRA C. LEROY, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 10 in Block 4, Tract 1153, SECOND ADDITION TO PINE GROVE PONDEROSA,  
in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Easement, including the terms and provisions thereof, recorded  
July 23, 1958 in Book 301 at page 224, Klamath County Official Records.  
2. Easement, including the terms and provisions thereof, recorded February 18,  
1965, in Book 359 at page 380, Klamath County Official Records.  
3. Restrictions, but omitting restrictions, if any, based on race, color,  
religion or national origin, as shown on the recorded plat of Pine Grove  
Ponderosa, Tract No. 1153.  
4. Covenants, easements and restrictions, but omitting restrictions, if any,  
based on race, color, religion or national origin, imposed by instrument  
recorded January 23, 1978 in Book M-78, page 1386, Klamath County Official  
Records.\*\*\*

"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 DEPART-  
MENT 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 PLAN-  
NING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
as set out above and \*\*\*5. Subject to rules and regulations of Fire Patrol  
District. 6. Supplemental Taxes, not yet payable, due to school budget elections.  
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 \$ 125,000.00. \*However, the actual con-  
sideration consists of or includes other property or value given or promised which is <sup>the whole</sup> part of the 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 19th day of January,  
19 87.

ARIZONA  
STATE OF OREGON, County of MARICOPA )ss.  
JANUARY 21, 19 87.

Personally appeared the above named ALETA E. McMAHON  
Instrument to be \_\_\_\_\_ voluntary act and deed. and acknowledged the foregoing

Before me: Patricia A. McSwain  
Notary Public for \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Commission Expires Nov. 14, 1989

GRANTOR'S NAME AND ADDRESS  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
GRANTEE'S NAME AND ADDRESS  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
After recording return to:  
Mr. & Mrs. Owen Jeffery LeRoy  
3557 Seutter Place  
Klamath Falls, Oregon 97603  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
Mr. & Mrs. Owen Jeffery LeRoy  
3557 Seutter Place  
Klamath Falls, Oregon 97603  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

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.  
By \_\_\_\_\_ NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
Deputy

STATE OF OREGON,

County of Klamath

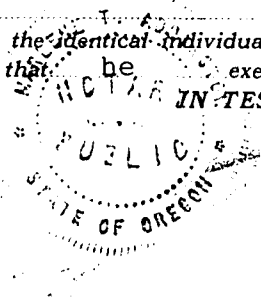
ss.

FORM NO. 23 — ACKNOWLEDGMENT  
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 22nd day of January, 1987, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Kenneth B. McMahan

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



*Harlene J. Addington*  
Notary Public for Oregon.  
My Commission expires 3-22-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 28th day  
of January A.D., 19 87 at 3:28 o'clock P.M., and duly recorded in Vol. M87  
of Deeds on Page 1427

FEE \$14.00

Evelyn Biehn, County Clerk  
By *Ann Smith*