

71421

M-30731

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

Vol. 787 Page 2419

FRANK LARRY SILVA and MARY ANNE SILVA, husband and wife
convey(s) to JIMMY E. STAUFFER and SHIRLEY A. STAUFFER, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 11 in Block 13, Tract No. 1071, First Addition to the Meadows, 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 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
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 \$ 48,500.00
consideration consists of or includes other property or value given or promised which is the whole of the consideration
indicate which (Delete between symbols) if not applicable See ORS 65.030

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 10 day of February,
19 87.

Frank Larry Silva
Frank Larry Silva
Mary Anne Silva
Mary Anne Silva

STATE OF OREGON, County of Klamath
On this 10 day of February, 19 87,)ss.

Personally appeared the above named Frank Larry Silva and Mary Anne
Silva, husband and wife
instrument to be their voluntary act and deed. and acknowledged the foregoing

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

Frank Larry Silva
Mary Anne Silva

GRANTOR'S NAME AND ADDRESS

Jimmy E. Stauffer
Shirley A. Stauffer

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jimmy E. and Shirley A. Stauffer
4423 Meadows

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

Witness my hand and seal of County
affixed.

NAME

TITLE

By _____ Deputy

87 FEB 13 PM 2 31

EXHIBIT "A"

SUBJECT TO:

1. Regulations, including levies, liens assessments, rights of way and easements of the South Suburban Santiary District, and as per Ordinance No. 29, recorded May 29, 1983, in Book M83 at page 8062 and Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346.
2. Regulations, including levies, assessments, drainage rights and easements of Meadows District Improvement Company.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to the Meadows.
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof,

Recorded	:	April 14, 1976	Book M-76 at page 5334
Recorded	:	July 14, 1976	Book M-76 at page 10730
Recorded	:	July 14, 1976	Book M-76 at page 10732
5. Agreement, including the terms and provisions thereof, dated April 13, 1976, recorded April 14, 1976 in Book M-76 at page 5337, Microfilm Records, between Meadows District Improvement Company, Donald L. Sloan and Hazel I. Sloan, husband and wife, Jerry T. Friese and Sheila B. Friese, husband and wife, Randall Z. Ramey and Gale Ramey, husband and wife, Bristol Court Development Company, and Klamath Irrigation District, as to the assessment against subject property for the increased burden upon Klamath Irrigation District or U. S. B. R. imposed by monitoring, collecting, storing, settling or treating drain water discharged into the project system ditches or drains or drains from subject property.
6. Mortgage, including the terms and provisions thereof, with interest thereon and such furture advances as may be provided therein, given to secure the payment of \$42,500.00:

Dated	:	September 15, 1978
Recorded	:	September 15, 1978
Book	:	M-78
Page	:	20503
Mortgagor	:	Mary Anne Silva and Frank Larry Silva
Mortgagee	:	State of Oregon, represented and acting by the Director of Veterans' Affairs.

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 13th day
 of February A.D., 19 87 at 2:31 o'clock P M., and duly recorded in Vol. M87,
 of _____ Deeds _____ on Page 2419

Evelyn Biehn County Clerk
 By Bernetha A. Helock

FEE \$14.00