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#M30561

# Aspen

TITLE & ESCROW, INC. Vol. 187 Page 3039  
**WARRANTY DEED (INDIVIDUAL)**

THOMAS R. HOLM and CAROL A. HOLM, husband and wife

convey(s) to MARIA F. BODKIN, hereinafter called grantor,County of Klamath, State of Oregon, described as:

Lot 5, Block 1, EASTMOUNT, 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  
 SEE ATTACHED EXHIBIT "A"

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 \$ 56,500.00. However, the actual consideration consists of or includes other property or value given or promised which is <sup>the whole</sup> <sub>part of the</sub> 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 17 day of December, 19 86.

Thomas R. Holm  
Carol A. Holm

STATE OF OREGON, County of Klamath )ss.On this the 17th day of December, 19 86.Personally appeared the above named Thomas R. Holm and Carol A. Holminstrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

W. Arlene V. Addison  
 Notary Public for Oregon  
 My Commission Expires: 3-22-89

Thomas R. &amp; Carol A. Holm

GRANTOR'S NAME AND ADDRESS

Maria F. Bodkin

GRANTEE'S NAME AND ADDRESS

After recording return to:

Maria F. Bodkin

2568 Stanford Ave

Pamona, CA 91766

NAME, ADDRESS, ZIP

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

Maria F. Bodkin

2568

Pamona, CA 91766

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of \_\_\_\_\_

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

SPACE RESERVED  
 FOR  
 RECORDER'S USE

'87 FEB 24 PM 4 04

## EXHIBIT "A"

3040

## SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements of Enterprise Irrigation District and of South Suburban Sanitary District.
2. Restrictions as shown on the recorded plat.
3. Trust Deed in favor of Klamath First Federal Savings and Loan, recorded June 14, 1978 in Book M-78 at page 12620, which Grantee herein hereby assumes and agrees to pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 24th day  
of February A.D., 19 87 at 4:04 o'clock P M., and duly recorded in Vol. M87,  
of Deeds on Page 3039.

FEE \$14.00

Evelyn Biehn,

County Clerk

By [Signature]