

71816

WARRANTY DEED

(Statutory Form)

Vol. M87 Page 3180

ERICKA WAKKURI, Grantor, conveys and warrants to ERIC E. WAKKURI and NANCY J. WAKKURI, husband and wife, Grantees, the following described real property free of encumbrances except as specifically set forth below:

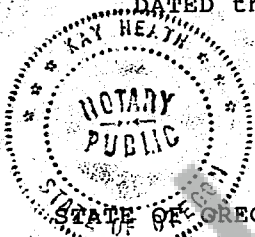
SEE EXHIBIT "A" attached hereto and by reference made a part hereof as if fully set forth herein.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

The true and actual consideration for this conveyance is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being love and affection as this conveyance is a gift.

DATED this 26th day of February, 198 7.



Ericka Wakkuri
Ericka Wakkuri
Ericka Wakkuri, Grantor

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me on the 26th day of February, 198 7, by ERICKA WAKKURI.

Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission Expires: 5-13-90

GRANTORS NAME AND ADDRESS:
Ericka Wakkuri
5927 South 6th Street
Klamath Falls OR 97601
GRANTEES NAME AND ADDRESS:
Eric E. Wakkuri and
Nancy J. Wakkuri
5927 South 6th Street
Klamath Falls OR 97601
AFTER RECORDING, RETURN TO:
Eric E. Wakkuri and
Nancy J. Wakkuri
5927 South 6th Street
Klamath Falls OR 97601
Until a Change is Requested, Tax Staements Should be Sent To:
Eric E. Wakkuri and
Nancy J. Wakkuri
5927 South 6th Street
Klamath Falls OR 97601

STATE OF OREGON)
) ss.
County of Klamath)

I certify that the within instrument was received for record on the _____ day of _____, 198 7, at _____ o'clock .M., and recorded in Book _____ on Page _____ or as File Reel Number _____, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Recording Officer
By: _____
Deputy

EXHIBIT "A"

3181

(Attached to and by reference made a part of Warranty Deed (Statutory Form) wherein Ericka Wakkuri is Grantor and Eric E. Wakkuri and Nancy L. Wakkuri, husband and wife, are Grantees.)

DESCRIPTION OF PROPERTY

Lot 36, HARRIMAN PARK, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Reservations, setback lines and easements shown in the dedication of Harriman Park.

ALSO SUBJECT TO: Declaration of Conditions and Restrictions dated June 20, 1956, and recorded June 22, 1956, in Vol. 284 at Page 304 of Klamath County, Oregon Deed Records as amended by Amendment to Declaration of Conditions and Restrictions dated August 28, 1956, recorded August 30, 1956, in Vol. 286 at Page 286 of said Deed Records.

ALSO SUBJECT TO: Agreement concerning the operation and control of water levels of Upper Klamath Lake.

ALSO SUBJECT TO: Agreement recorded in Vol. 258 at Page 287 as amended and corrected by agreement between Olive M. Johnson and William K. Johnson recorded in Vol. 280 at Page 146 of Klamath County, Oregon Deed Records.

ALSO SUBJECT TO: Public roads, easements and rights of way of record.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of February of February A.D., 19 87 at 4:27 o'clock P M., and duly recorded in Vol. M87 of Deeds on Page 3180.

FEE \$14.00

By Evelyn Biehn, County Clerk

Sam Smith