

72663

Vol. 1487 Page 4808

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

RICHARD P. BURROUGHS and MARILYN L. BURROUGHS, husband and wife
convey(s) to ROBERT A. KAUFMAN and SANDRA A. KAUFMAN, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

Lots 1 and 2, Block 2, Tract No. 1099, ROLLING HILLS, in the County
of Klamath, State of Oregon.

'87 MAR 24 PM 3 15

"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 \$ 70,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} _{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 23 day of March,
19 87.

Richard P. Burroughs
Marilyn L. Burroughs
Richard P. Burroughs
Marilyn L. Burroughs

STATE OF OREGON, County of Linn,
March 23, 19 87)ss.

Personally appeared the above named Richard P. Burroughs and Marilyn L. Burroughs
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me: Donna Perrie
Notary Public for State of Oregon
My Commission Expires: 8/25/88

Burroughs

GRANTOR'S NAME AND ADDRESS
Kaufman, Robert A. & Sandra
6632 Reeder Rd
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS
After recording return to:
Klamath First Federal
540 Main Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Klamath First Federal
540 Main Street
Klamath Falls, OR 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.

SPACE RESERVED
FOR
RECORDER'S USE

NAME TITLE
By Deputy

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Rolling Hills.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

4. Reservations and restrictions, including the terms and provisions thereof, contained in deed from the State of Oregon to Chas. S. Moore dated January 18, 1909, recorded January 30, 1909 in Book 25 at page 472, Deed Records of Klamath County, Oregon, as follows: "Subject to right of way for ditches, canals, and reservoir sites for irrigation purposes constructed by the authority of the United States."

5. Articles of Association of the Rolling Hills Road and Drainage Association including the terms and provisions thereof, recorded October 15, 1974 in Book M-74 at page 13469.

Said Articles of Association set forth above contain among other things, levies and assessments of Rolling Hills Road and Drainage Association.

6. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof:

Recorded	:	October 16, 1974
Book	:	M-74
Page	:	13496
Amended	:	October 1, 1975
Book	:	M-75
Page	:	11919

7. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 24th day of March A.D., 19 87 at 3:15 o'clock P M., and duly recorded in Vol. M87 of Deeds on Page 4808.

FEE \$14.00

Evelyn Biehn, County Clerk
By [Signature]