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S-30896

# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

Vol. M87 Page 5126

JAMES P. WATTS and EILEEN E. WATTS, husband and wife, hereinafter called grantor,  
convey(s) to DAVID FREELAND and GRACE FREELAND, husband and wife  
all that real property situated in the  
County of Klamath, State of Oregon, described as:

Lot 100 of MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR,  
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 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 \$ 51,000.00. However, the actual consideration consists of and includes other property or value given or promised which is the whole 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 27 day of March, 19 87.

James P. Watts  
James P. Watts  
Eileen E. Watts  
Eileen E. Watts

STATE OF OREGON, County of Klamath )ss.

On this 27 day of March, 19 87.

Personally appeared the above named James P. Watts and Eileen E. Watts,  
husband and wife, and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me: Andrea Handscher  
Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_

James P. Watts  
Eileen E. Watts

GRANTOR'S NAME AND ADDRESS

David Freeland  
Grace E. Freeland

GRANTEE'S NAME AND ADDRESS

After recording return to:

David & Grace E. Freeland

923 Merryman

Klamath Falls, Oregon 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,

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.

SPACE RESERVED  
FOR  
RECORDER'S USE

NAME

TITLE

By \_\_\_\_\_

Deputy

FORM 905-2.5M

EXHIBIT "A"

5127

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Merryman's Replat of vacated portion of Old Orchard Manor.
4. Covenants, easement and restrictions, but omitting restrictions if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof:  
 Recorded : February 20, 1951  
 Book : 245  
 Page : 361
5. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:  
 Grantor : Kenneth C. Niswender & Christine N. Niswender  
 Trustee : William Sisemore  
 Beneficiary : Klamath First Federal Savings & Loan Assn.  
 Dated : May 12, 1978  
 Recorded : May 23, 1978  
 Book : M-78  
 Page : 10844  
 Amount : \$37,700.00

WHICH, said Trust Deed, the Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company  
 of March A.D., 19 87 at 3:14 o'clock P M., and duly recorded in Vol. 5126 day  
 of Deeds on Page 5126 M87  
 By Evelyn Biehn, County Clerk  
[Signature]

FEE \$14.00