

73021

#S30385
Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M87 Page 5496

ANN E. BLACK LECLAIR, who acquired title as ANN E. BLACK
convey(s) to DONALD W. DOWNING and MELINDA K. DOWNING, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

"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 \$ 31,500.00. "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 28th day of March, 19 87.

STATE OF OREGON, County of Marion)ss.

On this 28th day of March, 19 87.

Personally appeared the above named Ann E. Black LeClair and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Kuica Torres

Notary Public for Oregon

My Commission Expires: 6-12-90

Ann E. Black LeClair

GRANTOR'S NAME AND ADDRESS

Donald W. & Melinda K. Downing

GRANTEE'S NAME AND ADDRESS

After recording return to:

Donald W. & Melinda K. Downing

3531 Hilyard
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

Donald W. & Melinda K. Downing

3531 Hilyard
Klamath Falls, OR 97603
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

EXHIBIT "A"

All that portion of Lots 11 and 12, Block 3, ALTAMONT ACRES, in the County of Klamath, State of Oregon, described as follows:

Beginning on the Southerly line of Lot 11 aforesaid at a point thereon distant 76.9 feet Westerly from the Southeasterly corner of said Lot 11; thence West along the South line of said Lot 11, a distance of 80 feet; thence North and parallel with the East line of said Lots 217.6 feet to the North line of Lot 12; thence East along said North line of said Lot, 80 feet; thence South and parallel with East line of said Lots 11 and 12, a distance of 217.6 feet, more or less to the place of beginning.

EXCEPT the Southerly 5 feet of the Westerly 80 feet of the Easterly 156.9 feet of Lot 11, Block 3, ALTAMONT ACRES, conveyed to Klamath County by deed recorded May 19, 1961 in Volume 329 at page 577.

SUBJECT TO:

1. Subject to rules and regulations of Fire Patrol District.
2. Regulations, including levies, liens, assessments, rights of way and easements of Klamath Irrigation District and of South Suburban Sanitary District.
3. Covenants, easements and restrictions, recorded November 18, 1925 in Book 67 at page 603.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 2nd day of April A.D., 19 87 at 3:32 o'clock P M., and duly recorded in Vol. M87, of Deeds on Page 5496.

FEE \$14.00

Evelyn Biehn, County Clerk
By Pat Smith