

73215

#S30891

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# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

GEORGE R. GARDIS and DOLORES M. GARDIS, husband and wife  
convey(s) to LELAND C. WEBBER all that real property situated in the  
County of Klamath, State of Oregon, described as:

The West 120 feet of Lot 5, Block 2, BRYANT TRACTS, 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 \$ 56,005.92. However, the actual consideration consists of or 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 7 day of April, 19 87.

19 87

George A. Gardis  
Dolores M. Gardis

STATE OF OREGON, County of Klamath  
On this 7 day of April, 19 87.

Personally appeared the above named George A. Gardis and Dolores M. Gardis and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Sandra Handwerker  
Notary Public for Oregon  
My Commission Expires: 7-23-89

George A. & Dolores M. Gardis

GRANTOR'S NAME AND ADDRESS

Leland C. Webber

GRANTEE'S NAME AND ADDRESS

After recording return to:

Leland C. Webber

P.O. Box 7186

Klamath Falls, OR 97602

NAME, ADDRESS, ZIP

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

Leland C. Webber

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 985-2.5M

## SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat.
2. Regulations, including levies, liens, assessments, rights of way and easements of Enterprise Irrigation District and of South Suburban Sanitary District.
3. Reservations and restrictions, contained in Deed recorded April 20, 1944 in Book 164 at page 188.
4. An easement recorded June 29, 1977 in Book M-77 at page 11479.
5. ~~Agreement recorded January 16, 1978 in Book M-78 at page 188.~~
6. Mortgage, including the terms and provisions thereof in favor of State of Oregon, recorded March 23, 1978 in Book M-78 at page 5527, which Grantee herein hereby assumes and agrees to pay.
7. Mortgage, including the terms and provisions thereof in favor of State of Oregon, recorded July 1, 1983 in Book M-83 at page 10445, which Grantee herein hereby assumes and agrees to pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 8th day  
 of April A.D., 19 87 at 10:27 o'clock A M., and duly recorded in Vol. M87,  
 of Deeds on Page 5855.

FEE \$14.00

Evelyn Biehn, County Clerk  
 By [Signature]