

73514

M30947


**Aspen**  
 TITLE & ESCROW, INC.
Vol. M87 Page 6399
**WARRANTY DEED (INDIVIDUAL)**

EARL E. DARROW and VIOLA J. DARROW, husband and wife  
 convey(s) to EUGENE P. BOOK and ANITA L. BOOK, husband and wife, hereinafter called grantor,  
 County of Klamath, State of Oregon, described as:

Lot 28, YALTA GARDENS, in the County of Klamath, State of Oregon.

**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. Conditions and Restrictions in Deed recorded in Book 201 at page 121.

"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 AS SET FORTH HEREINABOVE  
 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 \$ 43,000.00. However, the actual consideration consists of or includes other property or value given or promised which is <sup>the whole</sup> <sub>part of the</sub> 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 15th day of April, 19 87.

*Earl E. Darrow*  
*Viola J. Darrow*

STATE OF OREGON, County of Klamath )ss.  
 On this 15th day of April, 19 87.

Personally appeared the above named Earl E. Darrow and Viola J. Darrow  
 instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

*Amelia Johnson*  
 Notary Public for Oregon

My Commission Expires: 7-15-90

Earl E. & Viola J. Darrow

GRANTOR'S NAME AND ADDRESS

Eugene P. & Anita L. Book

GRANTEE'S NAME AND ADDRESS

After recording return to:

Eugene P. & Anita L. Book

1818 Kane Street

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Eugene P. & Anita L. Book

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath  
 I certify that the within instrument was received for record on the 15th day of April, 19 87, at 3:23 o'clock P. M., and recorded in book/real/volume No. M87 on page 6399 or as document/fee/file/instrument/microfilm No. 73514, Record of Deeds of said county.

Witness my hand and seal of County affixed.

*Evelyn Biehn* County Clerk  
 NAME TITLE

By *Ann Smith* Deputy

Fee: \$10.00

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