

OK

74042

ASPEN 8-31002
WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204

Vol. 181 Page 7354

KNOW ALL MEN BY THESE PRESENTS, That TRANSAMERICA FINANCIAL SERVICES hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JESS W. BROWNING and EMMA M. BROWNING, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 35 & 36, Block 8, ST. FRANCIS PARK, in the County of Klamath, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances those set out in Exhibit "A" Attached hereto

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$28,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 30th day of April, 19 87; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

TRANSAMERICA FINANCIAL SERVICES

BY:

John P. Ginter

STATE OF OREGON,

County of

ss.

STATE OF OREGON, County of Klamath

ss.

19 87

Personally appeared John P. Ginter

Personally appeared the above named

who, being duly sworn, each to him then and there did say that the foregoing is the

Manager

ASPEN TITLE & ESCROW, INC., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in the half of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Sandra Handraher

Notary Public for Oregon

My commission expires: 7/23/89

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires:

Transamerica Financial Services

707 Main Street

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Jess W. Browning

Emma M. Browning

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jess W. Browning & Emma M. Browning

NAME, ADDRESS, ZIP

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

Jess W. Browning & Emma M. Browning

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 fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

EXHIBIT "A"

7355

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of St. Francis Park.
2. 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.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation.
4. The right is hereby reserved to conduct water through ditches or pipes for irrigation, domestic or drainage purposes across all street, alleys, boulevards and lots.
5. Reservations and restrictions as shown in deed from Geo. S. Rusco, et ux., to Jack S. Metler, et ux., dated September 16, 1940 and recorded September 24, 1940 in Book 132 at page 181, Deed Records of Klamath County, Oregon as to building restrictions.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 30th day
of April A.D., 19 87 at 3:51 o'clock P M., and duly recorded in Vol. M87,
of Deeds on Page 7354.

FEE \$14.00

Evelyn Biehn, County Clerk
By Ann Smith