

74138

Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. 1887

Page

7523

JOSEPH R. COOK and FAYE E. COOK, husband and wife

convey(s) to JERRY J. MILLER and SHARON MILLER, husband and wife

County of Klamath, State of Oregon, described as:

The Southeasterly 32.5 feet of the Northwesterly 45 feet of Lot 14, Block 10; the Southeasterly 15 feet of Lot 14, All of Lot 15, All of Lot 16, EXCEPT the Southeast 35 feet thereof, in Block 10, All being in ELDORADO ADDITION TO THE CITY OF KLAMATH FALLS, 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 \$ 60,000.00. 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.

19 87

IN WITNESS WHEREOF, the grantor has executed this instrument this 4th day of May

Joseph R. Cook
Faye E. Cook

STATE OF OREGON, County of Klamath ss.

May 4th, 19 87

Personally appeared the above named

AND FAYE E. COOK JOSEPH R. COOK

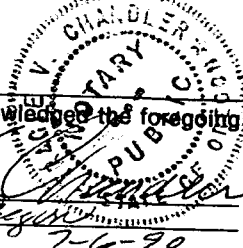
instrument to be THEIR voluntary act and deed.

and acknowledged the foregoing

Before me:

Notary Public for Oregon

My Commission Expires: 7-6-90



Joseph R. + Faye E. Cook

GRANTOR'S NAME AND ADDRESS

Jerry J. + Sharon Miller

GRANTEE'S NAME AND ADDRESS

Klamath Nat. Federal Stc
540 Main St
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

Same as above

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.

NAME

TITLE

By

Deputy

87 MAY 4 PM 1 58

SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Eldorado.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Conditions and restrictions contained in deed from the State of Oregon, by and through its State of Oregon, by and through its State Highway Commission, to Wilson Title and Abstract Co., trustee, dated July 22, 1949, recorded June 9, 1950 in Book 239 at page 370, Deed Records of Klamath County, Oregon, as follows: "The Acceptance of this instrument by the grantee shall forever operate as a complete restriction of all rights of ingress, egress, and regress to and from all streets, lots, blocks, and alleys abutting on property to which title is held by grantor lying Southwesterly from the plat of Eldorado Addition between Eldorado Boulevard and Van Ness Avenue as shown on said plat. This condition and restriction shall run with the land and shall not be subject to modification, cancellation or description by adverse user or estoppel, no matter how long continued."
4. Easement, including the terms and provisions thereof:

Dated	: May 31, 1950
Recorded	: July 17, 1950
Book	: 240
Page	: 308
In favor of	: California Oregon Power Company, a California Corporation
5. Easement, including the terms and provisions thereof:

Dated	: November 28, 1950
Recorded	: December 1, 1950
Book	: 243
Page	: 569
In favor of	: California Oregon Power Company, a California Corporation

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 4th day
 of May A.D., 19 87 at 1:58 o'clock P M., and duly recorded in Vol. M87
 of Deeds on Page 7523.
 FEE \$14.00
 Evelyn Biehn, County Clerk
 By [Signature]