

74143

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

Vol. 1481 Page 7534

S-30974

JOHN S. BILLINGS and GLADYS M. BILLINGS, husband and wife
convey(s) to DAVID D. FOLMAR, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

The North one-half of Lot 11, Block 8, PLEASANT VIEW TRACTS, in the
County of Klamath, State of Oregon, EXCEPTING THEREFROM the Easterly
5 feet thereof, conveyed for road purposes.

"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 DEPART-
MENT 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 PLAN-
NING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
those set out in Exhibit "A" attached hereto

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 \$ 18,000.00. ~~However, the actual con-~~
~~sideration consists of or includes other property or value given or promised which is the whole or part of the~~
~~part of the consideration.~~

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 29 day of April,
19 87.

John S. Billings
John S. Billings
Gladys M. Billings
Gladys M. Billings

STATE OF OREGON, County of Jackson)ss.

On this day of , 19 87.

Personally appeared the above named John S. Billings and Gladys M.
Billings, husband and wife and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me: Christina A. B...
Notary Public for Oregon
My Commission Expires: 11-4-88

John S. Billings
Gladys M. Billings
GRANTOR'S NAME AND ADDRESS

David D. Folmar
519 C. Street
Needles, CA 92363
GRANTEE'S NAME AND ADDRESS

After recording return to:
David D. Folmar
1748 Fargo St.
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
David D. Folmar
1748 Fargo St.
Klamath Falls, OR 97603
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

EXHIBIT "A"

7535

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.
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 Original No. 30, recorded May 30, 1986 in Book M-86 at page 9346.
3. Reservations and restrictions contained in Deed from C.C. Lewis, et ux., to Chester Rouse, et ux., dated October 29, 1936, recorded July 13, 1940 in Book 130 at page 417, Deed Records of Klamath County, Oregon, as follows: "excepting and reserving to first parties, their heirs and assigns, the right at any time to construct, build and erect ditches, telephone lines, telegraph lines and electrical power lines in and upon said premises, and to keep and maintain the same, said right to be for the benefit of the lands and premises adjoining the above described lands."

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 7534
FEE \$14.00
By Evelyn Biehn, County Clerk 