

04-13340 Atc 30993

74155

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

Vol. M87 Page 7555

CLARENCE D. BARNES and HELEN G. BARNES, husband and wife, hereinafter called grantor, convey(s) to GAYLORD J. BROWN, and ROBERTA E. BROWN and SADIE E. LORTON, not as tenants in common but with full rights of ** all that real property situated in the County of Klamath, State of Oregon, described as:

Tract No. Three (3) in LEWIS TRACTS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Lewis Tracts.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. 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.

"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 above

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 \$ 32,900.00. 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.
IN WITNESS WHEREOF, the grantor has executed this instrument this 30th day of April, 19 87.

**survivorship.

STATE OF/Oklahoma County of Wagoner)ss.

April 30, 19 87.

Personally appeared the above named Clarence D. Barnes and Helen G. Barnes, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Evelyn W. Biehn
Notary Public for Wagoner County, Oklahoma
My Commission Expires: 12-07-90

STATE OF OREGON

County of Klamath ss.

I certify that the within instrument was received for record on the 4th day of May, 19 87, at 3:32 o'clock P. M., and recorded in book/reel/volume No. M87 on page 7555 or as document/fee/file/instrument/microfilm No. 74155, 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

FORM 685-2.5M

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath 1st Federal Svc
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