

74218

#M30902
Aspen
 TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M87 Page 7666

GEORGE E. BROWNING

convey(s) to RONALD E. DOWELL, hereinafter called grantor,County of Klamath, State of Oregon, described as:

Lot 7, Block 13, FOURTH ADDITION TO WINEMA GARDENS, in the County of Klamath, State of Oregon.

07 MAY 5 PM 3 25

"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." X A C O

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 \$ 59,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 1st day of May

George E. Browning

STATE OF OREGON, County of Klamath)ss.

On this the 1st day of May, 19 87.

Personally appeared the above named George E. Browning

instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me: *Barlene L. Addington*
 Notary Public for Oregon
 My Commission Expires: 3-22-89

George E. Browning

GRANTOR'S NAME AND ADDRESS

Ronald E. Dowell

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ronald E. Dowell

1831 Kimberly

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Ronald E. Dowell

1831 Kimberly

Klamath Falls, OR 97603

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 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"

7667

S UBJECT TO:

1. Reservations as set forth on the Plat and in the Dedication of Fourth Addition to Winema Gardens.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Trust Deed, recorded July 26, 1972 in Book M-72 at page 8138, which Grantee herein hereby assumes and agrees to pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 5th day
of May A.D., 19 87 at 3:25 o'clock P M., and duly recorded in Vol. M87
of Deeds on Page 7666
Evelyn Biehn, County Clerk
By [Signature]

FEE \$14.00