

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

ROY CLARENCE WIDERO and BERNICE M. WIDERO, who acquired title as BERNICE M. SHEEHAN, hereinafter called grantor, convey(s) to RICHARD C. COLE and MAXINE JOANNE COLE, husband and wife

all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 14, Block 120, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4, 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." R.C.

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 \$ 39,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole (indicate which) (Delete between symbols; if not applicable. See ORS 93.030) 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 22nd day of April, 19 87.

Roy C. Widero
Bernice M. Widero

STATE OF OREGON, County of Klamath)ss.

On this 22nd day of April, 19 87.

Personally appeared the above named Roy Clarence Widero and Bernice M. Sheehan

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

Before me: Harlene P. Addington
Notary Public for Oregon
My Commission Expires: 3-22-89

Roy C. & Bernice M. Widero

GRANTOR'S NAME AND ADDRESS

Richard C. & Maxine Joanne Cole

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard C. & Maxine Joanne Cole

P.O. Box 216

Benanza, OR 97623

NAME, ADDRESS, ZIP

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

Roy C. & Maxine Joanne Cole

P.O. Box 216

Benanza, OR 97623

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 5 PM 3 25

EXHIBIT "A"

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat.
2. Subject to rules and regulations of Fire Patrol District.
3. Declaration of Conditions and Restrictions, recorded July 21, 1965 in Book M-65 at page 165.
4. The By-Laws for Highway 66 Unit 4 Road Maintenance Association, recorded May 22, 1974 in Book M-74 at page 6382.
5. Document entitled "Kalamth Falls Forest Estates Unit 4, Road Maintenance Association, formerly known as Highway 66 Unit 4 Road Maintenance Association Notice of Road Maintenance Assessment and Dues", recorded December 8, 1986 in Book M-86 at page 22553.
7. Any improvement located upon the insured property which constitutes a mobile home as defined by Chapter 801.340, Oregon Revised Statutes.

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 77 7675
FEE \$14.00
By Evelyn Biehn, County Clerk
Ann Smith