

74916

Aspen
TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

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4-PAGE

THOMAS W. O'BRIEN and JUDITH E. O'BRIEN, husband and wife
conveyed to ROBERT W. STEIN and YVONNE E. STEIN, husband and wife
County of CLATSOP State of Oregon, described as

Lot 13, Block 2, Tract No. 1112, EIGHT ADDITION TO SUNSET TRAIL, in the County of Clatsop, State of Oregon.

197 MAY 22 PM 2 37

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 warrants 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 \$ 40,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

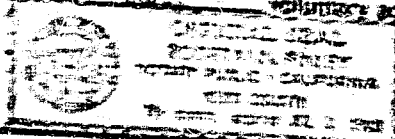
IN WITNESS WHEREOF, the grantor has executed this instrument this 11 day of May 1974.

Thomas W. O'Brien
Judith E. O'Brien

STATE OF OREGON, County of Clatsop

On this 11th day of May 1974

Personally appeared the above named THOMAS W. O'BRIEN and JUDITH E. O'BRIEN, husband and wife, and acknowledged the foregoing instrument to be their act and deed.



Before me, Notary Public for Clatsop County, Oregon, My Commission Expires 12-31-74

THOMAS W. O'Brien
JUDITH E. O'Brien
ROBERT W. STEIN
YVONNE E. STEIN
CLATSOP COUNTY, OREGON
RECORDED IN CLATSOP COUNTY, OREGON
BOOK 1112 PAGE 13
1974 MAY 22 PM 2 37

STATE OF OREGON

County of _____
I certify that the within instrument was received for record on the _____ day of _____ 1974 at _____ O'CLOCK _____ AM, and recorded in Book _____ Page _____ of the _____ of _____ of said county.

Witness my hand and seal of County of _____
Notary Public
By _____

SUBJECT TO:

1. Regulations, including tariffs, rates and utility agreements of the City of Elmont Falls.
2. Regulations, including tariffs, agreements, water and irrigation rights and easements for ditches and canals, of Interstate Irrigation Division.
3. Regulations, including tariffs, rates, easements, rights of way and easements of the South Suburban Sanitary District, as in per Ordinance No. 29, recorded May 24, 1943 in book 15-43 at page 8862 and in per Ordinance No. 30, recorded May 20, 1946 in book 15-46 at page 1344.
4. Easement, including the terms and provisions thereof:
 - Dated : June 10, 1974
 - Recorded : June 10, 1974
 - Book : 15-74
 - Page : 7084
 - Granted to : South Suburban Sanitary District
 - For : Sewer
5. Easement, including the terms and provisions thereof, but excluding easements, of any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof:
 - Dated : March 15, 1975
 - Book : 15-75
 - Page : 1024
6. Easement, including the terms and provisions thereof:
 - Dated : July 24, 1975
 - Recorded : December 1, 1975
 - Book : 15-75
 - Page : 15194
 - Granted to : Pacific Power & Light Company
 - For : Transmission and distribution of electricity over the line & part of lot 29.
7. This property shall remain and is subject to the tariffs and easements of the South Suburban Sanitary District.

STATE OF OREGON, COUNTY OF CLATSOP

Filed for record & subject of Lot 29, Elmont Falls, Oregon by Elmont Falls Company on July 24, 1975 at 1:00 PM and date recorded in Vol. 15-75 at Page 15194

WITNESSES: James Elmont County Clerk

By James Elmont