

75592

Aspen Vol. 199 Page 10076
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

JENNIS L. O'DONNELL and PEGGY L. O'DONNELL, husband and wife
 hereinafter called grantor
 conveyed to STANLEY L. SMITH
 all that real property situated in the
 County of Clatsop, State of Oregon, described as:

Lot 4, Block 17, Tract No. 1222, EIGHTH ADDITION TO SUNSET VILLAGE, in the
County of Clatsop, State of Oregon.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THE INSTRUMENT AS A SCHOOL OR EMPLOYMENT AND USE AND REGULATION BEFORE
 BEING ACCEPTED BY THE INSTRUMENT. THE PERSON ACCEPTING TITLE TO THE PROPERTY SHOULD CONVEY 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 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 \$ 65,000.00. However, the actual con-
 sideration consists of or includes other property or value given or promised which is part of the consideration
 (Indicate which) "Delete between symbols" if not applicable. See ORS 33.430.

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 27 day of June,
1992.

Jennis L. O'Donnell
Peggy L. O'Donnell
 Peggy L. O'Donnell

STATE OF OREGON, County of Clatsop

June 27 1992

Personally appeared the above named Jennis L. O'Donnell and Peggy L. O'Donnell
 and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me: [Signature]
 Notary Public for Oregon
 My Commission Expires 03-1-97

O'Donnell

Smith

Clatsop State Federal
P. O. Box 5770
Clatsop Falls, Oregon 97141
and Clatsop, OR

State

STATE OF OREGON
 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 _____ Volume No. _____ of
 _____ or as document/instrument
 No. _____
 Record of Deeds of said county.
 Witness my hand and seal of County
 official.

EXHIBIT "A"

SUBJECT 10:

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. 25, recorded May 21, 1933 in Book W-33 at page 5062 and as per Ordinance No. 30, recorded May 30, 1936 in Book W-36 at page 6315.

3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or origin, imposed by instrument, including the terms thereof:

Recorded : March 25, 1935
 Book : W-30
 Page : 1318

4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Eighth Addition to Sunset Village.

5. This property lies within and is subject to levies, liens and assessments of Sunset Lighting District.

6. Easement, including the terms and provisions thereof:

For : Electric transmission and distribution line
 Granted to : Pacific Power & Light Company
 Dated : July 28, 1935
 Recorded : December 1, 1935
 Book : W-35
 Page : 15098

Affects portions of Blocks 3, 11, 15, 16, 17)

STATE OF OREGON COUNTY OF CLATSOP

First for record at request of James T. Clark Company the 21st day of June A.D. 1937 at 3:10 o'clock P.M. and duly recorded in Vol. 10077 of June at Clatsop by Frederick Mehnert County Clerk.

FEE \$2.10