

76556



ATE 31186

Aspen

TITLE & ESCROW, INC. Vol. M 87  
WARRANTY DEED (INDIVIDUAL)

11806

Page

LAWRENCE H. JACKSON, I.

convey(s) to JOHN E. EVANS and CATHERINE EVANS, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 4, Block 8, Tract No. 1091, LYNEWOOD, in the County of Klamath,  
State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Set back provisions as delineated on the recorded plat of Lynnewood, 20 feet from front lot line.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Lynnewood.
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded July 20, 1973 in Book\*\*

"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 \$ 82,500.00. \*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 24th day of July.

\*\*M-73 at page 9383 and amended  
June 9, 1976 in Book M-76 at  
page 8487

Lawrence H. Jackson, I.  
Lawrence H. Jackson, I.

STATE OF OREGON, County of LANE )ss.  
July 2, 19 87.

Personally appeared the above named LAWRENCE H. JACKSON I

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

D. Cherbos  
D. CHERBAS  
NOTARY PUBLIC OREGON  
My Commission Expires 5-14-91

Before me:

D. Cherbos  
Notary Public for First Interstate Bank of Or.  
My Commission Expires: 5-14-91

Jackson

Evans

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal

2943 So. 6th St.

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath )ss.

I certify that the within instrument was received for record on the 6th day of July, 19 87, at 3:34 o'clock P. M., and recorded in book/reel/volume No. M87 on page 11806 or as document/fee/file/instrument/microfilm No. 76556, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By PA Smith Deputy

Fee: \$10.00

FORM 685-2.5M

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