

76976



# Aspen

TITLE & ESCROW, INC.

## WARRANTY DEED (INDIVIDUAL)

Vol. 1181 Page 12586

ROBERT L. MILLER and INEZ E. MILLER, husband and wife  
 convey(s) to LEE L. BLANK and DEBRA K. BLANK, husband and wife, hereinafter called grantor,  
 County of Klamath, State of Oregon, described as:

Lot 21, Block 15, FIRST ADDITION TO GATEWOOD, TRACT NO. 1064, 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"

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 \$ 53,300.00. However, the actual consideration consists of or includes other property or value given or promised which is <sup>the whole</sup> <sub>part of the</sub> 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.

IN WITNESS WHEREOF, the grantor has executed this instrument this 15th day of July, 19 87.

*Robert L. Miller*  
 Robert L. Miller

*Inez E. Miller*  
 Inez E. Miller

STATE OF OREGON, County of Klamath) ss.

July 15, 19 87.

Personally appeared the above named Robert L. Miller and Inez E. Miller

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

Before me:

*Robert L. Miller*  
 Notary Public for OREGON  
 My Commission Expires: 10-13-90

Robert L. & Inez E. Miller  
3950 Homedale Rd. Space 35  
Klamath Falls, Oregon 97603  
 GRANTOR'S NAME AND ADDRESS

Lee L. & Debra K. Blank  
5540 Valleywood Drive  
Klamath Falls, Oregon 97603  
 GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal  
2943 South Sixth Street  
Klamath Falls, Oregon 97603  
 NAME, ADDRESS, ZIP

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

Klamath First Federal  
2943 South Sixth Street  
Klamath Falls, Oregon 97603  
 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/leaf/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

10 JUL 15 PM 4 10

## EXHIBIT "A"

12587

## SUBJECT TO:

1. Taxes for the year 1987-88 are now a lien but not yet payable.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Gatewood.
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 : September 3, 1976  
 Book : M-76  
 Page : 13888
5. Easement, including the terms and provisions thereof:  
 Dated : June 26, 1905  
 Recorded : May 18, 1907  
 Book : 22  
 Page : 479  
 In favor of : United States of America  
 (No specific location of record)
6. Easement, including the terms and provisions thereof:  
 Dated : May 1, 1945  
 Recorded : May 15, 1945  
 Book : 176  
 Page : 284  
 In favor of : California Oregon Power Company  
 For : Right of way for pole lines  
 (No specific location)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 15th day  
 of July A.D. 19 87 at 4:10 o'clock P M., and duly recorded in Vol. M87  
 of Deeds on Page 12586.

FEE \$14.00

Evelyn Biehn, County Clerk  
 By Sam Smith