



# Aspen

## TITLE & ESCROW, INC.

### WARRANTY DEED (INDIVIDUAL)

EDDIE L. GRADY and LONA E. GRADY, husband and wife  
 convey(s) to WILLIAM W. TINNISWOOD and SUSAN I. TINNISWOOD, hereinafter called grantor,  
 County of Klamath, State of Oregon, described as: SUSAN all that real property situated in the

Lot 6, Block 2, THE HIGHLANDS, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Rules and regulations of Fire Patrol District.  
 2. Conditions, restrictions as shown on the recorded plat of the Highlands.  
 3. This property lies within and is subject to the levies, liens and assessments of Pine Grove Highlands Road District.  
 4. Reservations contained in Deed recorded in Book 224 at page 259, Deed Records of Klamath County, Oregon.  
 5. Declaration of Conditions and Restrictions recorded July 3, 1973, in Book M-73 at page 8466, Klamath County, Oregon.  
 6. Easement, including the terms and provisions thereof recorded August 1, 1942 in Book 149 at page 40, Klamath County, Oregon.  
 7. Taxes for the fiscal year 1987-'88, a lien but not yet payable.  
 THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNED 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." X (TW)

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 AS LISTED 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 \$ 18,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 10th day of July, 19 87.

WASHINGTON  
 STATE OF OREGON, County of Stevens, ss.  
July 15, 19 87.

Personally appeared the above named EDDIE L. GRADY and LONA E. GRADY and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for State of Oregon

My Commission Expires: 2/17/91

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

William W. & Susan I. Tinniswood  
4937 Hwy. 39  
Klamath Falls, OR 97603

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

Grantees  
As Above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 20th day of July, 19 87, at 4:06 o'clock P M., and recorded in book/reel/volume No. M87 on page 12874 or as document/fee/file/instrument/microfilm No. 77150, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Phyllis P. Biehn Deputy

Fee: \$10.00