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S-31251



Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. 787 Page 12972

ROBERT H. MITCHELL and N. GAIL MITCHELL, husband and wife

convey(s) to MICHAEL L. COLLINS and CAROL L. COLLINS, husband and wife, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

Lot 10, Block 2, HENLEY ACRES, 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 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 \$ 55,000.00. ~~HOWEVER, THE GRANTOR'S OBLIGATION TO WARRANT AND DEFEND THE SAME AGAINST ALL PERSONS WHO MAY LAWFULLY CLAIM THE SAME, EXCEPT AS SHOWN ABOVE, IS NOT LIMITED BY THE AMOUNT OF THE CONSIDERATION.~~

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 17 day of July, 19 87.

Robert H. Mitchell
Robert H. Mitchell
N. Gail Mitchell
N. Gail Mitchell

STATE OF OREGON, County of Klamath)ss.

On this 20th day of July, 19 87.

Personally appeared the above named Robert H. Mitchell and N. Gail Mitchell, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Sandra Handwerker
Notary Public for Oregon
My Commission Expires: 7-23-87

Robert H. Mitchell
N. Gail Mitchell

GRANTOR'S NAME AND ADDRESS

Michael L. Collins
Carol L. Collins

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael L. Collins & Carol L. Collins
6304 Roeder Rd
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

same as before

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book/reel/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.

By _____ NAME TITLE
Deputy

EXHIBIT "A"

12973

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Henley Acres.
3. Utility easements as delineated on the recorded plat along the North 16 feet.
4. Set back lines and provisions as delineated on the recorded plat 20 feet from the South lot line.
5. Waiver of riparian rights as set forth in instrument dated October 17, 1809, recorded in 1902, from E.S. Phillips, et ux., to United States of America in Book 25, at page 158, Deed Records.
6. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor	: Dennis D. Davis and Patricia R. Davis, husband and wife
Trustee	: William Sisemore
Beneficiary	: Klamath First Federal Savings and Loan Association, a Corporation
Dated	: March 7, 1979
Recorded	: March 8, 1979
Book	: M-79
Page	: 5333
Amount	: \$39,600.00

WHICH, said Trust Deed, the Grantee herein agrees to assume and pay according to the terms and conditions contained therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 21st day
of July A.D., 19 87 at 11:28 o'clock A M., and duly recorded in Vol. M87
of Deeds on Page 12972.

FEE \$14.00

Evelyn Biehn,
By Pat Smith County Clerk