

77351



#M-31171

**Aspen**

TITLE &amp; ESCROW, INC.

**WARRANTY DEED (INDIVIDUAL)**Vol. 1487 Page 13257

EUGENE L. BUNCH and JANET L. BUNCH, husband and wife

convey(s) to STEVE H. EVERITT and JANET D. EVERITT, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as: all that real property situated in theLot 10, Block 8, Tract 1037, FIFTH ADDITION TO SUNSET VILLAGE, 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." *X MC je*

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 \$ 61,000.00. "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 2nd day of July, 19 87.

*Eugene L. Bunch by Donald G. Bunch  
his attorney in fact*  
*Janet L. Bunch by Donald G. Bunch  
her attorney in fact*

STATE OF OREGON, County of Klamath ) ss.

19 87.

Personally appeared the above named EUGENE L. BUNCH and JANET L. BUNCH,  
husband and wife  
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Notary Public for

My Commission Expires: \_\_\_\_\_

See attached for  
Notary

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

PTCGranteesRedondo WayCity, 97603

NAME, ADDRESS, ZIP

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

GranteesAs Above

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.

NAME

TITLE

By \_\_\_\_\_ Deputy

## EXHIBIT "A"

13258

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Fifth Addition to Sunset Village.
3. Set back provisions as delineated on the recorded plat 25 feet from front lot line and 5 feet from side lot line and 20 feet along arterial street.
4. Utility easements as delineated on the recorded plat along rear lot line and being 8 feet in width.
5. This property lies within and is subject to the levies and assessments of the Sunset Village Lighting District.
6. 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 on June 13, 1972 in Book M-72 at page number 6318.
7. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346.
8. Mortgage, including the terms and provisions thereof; Mortgagee in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, recorded January 29, 1980 in Book M-80 at page number 1851, which Grantees herein assume and agree to pay.

(Attorney in Fact)

STATE OF CALIFORNIA

COUNTY OF Sonoma

SS.

On July 20, 1987

personally appeared DONALD G. BUNCH before me, the undersigned, a Notary Public in and for said State.

(or proved to me on the basis of satisfactory evidence) to be the person whose name is

subscribed to the within instrument, as the Attorney in fact of EUGENE L. BUNCH and JANET L. BUNCH

and acknowledged to me that he subscribed the name S

of them thereto as principal

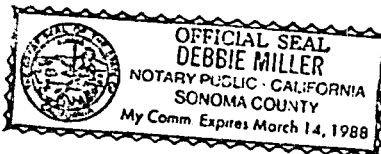
and his own name as Attorney in fact.

WITNESS my hand and official seal.

Signature Debbie Miller

DEBBIE MILLER

Name (Typed or Printed)



OFC - 2055

(This area for official notarial seal)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Companyof JulyA.D., 19 87at 11:25 o'clockDeedsthe 24th dayon Page 13257

M87

Evelyn Biehn,

By

County Clerk

FEE \$14.00