

S-31230



**Aspen**  
TITLE & ESCROW, INC.

VOL 1487

Page 13703

**WARRANTY DEED (INDIVIDUAL)**

DON F. LITTLE, JR.

, hereinafter called grantor,

convey(s) to DOROTHY LONG

convey(s) to DOROTHY LONG all that real property situated in the  
County of Klamath, State of Oregon, described as:

All that portion of Lots 7 and 8, Block 19, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, described as follows:

Beginning at the most Westerly corner of said Lot 7 at the corner of Crescent Ave. and Manzanita Street; thence Easterly along the North line of Manzanita Street 75 feet; thence Northerly at right angles to Manzanita Street 75 feet to a point; thence Westerly and parallel with Manzanita Street to the East line of Crescent Avenue; thence Southerly along the East line of Crescent Avenue, to the point of beginning.

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 \$ 45,995.84 . ~~However, the actual con-~~  
~~sideration consists of or includes other property or value given or promised which is~~ part of the consideration  
~~and to which (delete between symbols) in any applicable S&B 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 22 day of July

19 87.

Don F. Little, Jr.

STATE OF OREGON, County of King ss.

W005 this 27 day of July, 19 87.

Personally appeared the above named Don F. Little, Jr. and acknowledged the foregoing instrument to be His voluntary act and deed.

**Before me:**

Notary Public for Washington, D.C.  
My Commission Expires: 11-1-88

Don F. Little, Jr.

GRANTOR'S NAME AND ADDRESS

Dorothy Long

**GRANTEE'S NAME AND ADDRESS**

After recording return to:

Dorothy Long

1607 Crescent Avenue

Klamath Falls, Orego

NAME, ADDRESS, ZIP

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

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/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.

Witness my hand and seal of County  
affixed.

ATTACHED: 1

\_\_\_\_\_

[illegible]

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

By \_\_\_\_\_, Secretary

FORM 685-2.5A

FORM 685-2.5M

## EXHIBIT "A"

13704

## SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, restrictions as shown on the recorded plat of Hot Springs Addition.
3. 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	: October 15, 1915
Book	: 45
Page	: 146
4. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
 

Mortgagor	: Don F. Little, Jr.
Mortgagee	: State of Oregon, represented and acting by the Director of Veterans' Affairs
Dated	: February 17, 1981
Recorded	: February 19, 1981
Book	: M-81
Page	: 2851
Amount	: \$48,588.00

WHICH, SAID Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 31st day  
 of July A.D. 19 87 at 12:36 o'clock P M., and duly recorded in Vol. M87  
 of Deeds on Page 31703

FEE \$14.00

Evelyn Biehn  
 By Ray Smith

County Clerk