

S-31293

77608



Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. 1481 Page 13742

LEWIS G. REIMER and MILDRED A. REIMER, husband and wife
convey(s) to EUGENE A. SCOTT and DONNA M. SCOTT, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

Lot 13, Block 7, SECOND ADDITION TO WINEMA GARDENS, in the County of
Klamath, State of Oregon.

SUBJECT TO:

1. Taxes for the year 1987-1988 are now a lien, but not yet payable.
2. 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 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Second Addition to Winema Gardens.

"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 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 \$ 54,000.00. However, the actual cash consideration is the value of the property transferred, which is the whole 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 30 day of July, 19 87.

Lewis G. Reimer
Lewis G. Reimer
Mildred A. Reimer
Mildred A. Reimer

STATE OF OREGON, County of Klamath
On this 31 day of July, 19 87.

Personally appeared the above named Lewis G. Reimer and Mildred A. Reimer, husband and wife
instrument to be their voluntary act and deed, and acknowledged the foregoing

Before me: *Sandra Handwerker*
Notary Public for Oregon
My Commission Expires: 7-23-89

Lewis G. Reimer
Mildred A. Reimer

GRANTOR'S NAME AND ADDRESS

Eugene A. Scott
Donna M. Scott

GRANTEE'S NAME AND ADDRESS

Eugene A. & Donna M. Scott
6214 Bryant
Klamath Falls, Oregon 97603

After recording return to:

Eugene A. Scott
6214 Bryant
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Eugene A. Scott
6214 Bryant
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 31st day of July, 19 87, at 3:21 o'clock P.M., and recorded in book/reel/volume No. 1481 on page 13742 or as document/fee/file/instrument/microfilm No. 77608, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By *Pam Smith* Deputy

Fee: \$10.00