

77610

S-31221



Aspen

TITLE & ESCROW, INC.

Vol. 1481 Page 13745

WARRANTY DEED (INDIVIDUAL)

WILLIAM E. LANE and DEBORAH D. LANE, husband and wife

convey(s) to SID C. STOLPER and CYNTHIA KESSLER STOLPER, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:The Westerly 10 feet of Lot 7, and all of Lot 8, EXCEPT the Westerly
10 feet thereof, in WEST PARK ADDITION TO THE CITY OF KLAMATH FALLS,
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 DEPART-
MENT 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 PLAN-
NING 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 \$ 41,000.00. However, the actual con-
sideration consists of the property described in this deed and the value of the property is not applicable (See ORS 93.030)
and the value of the property is 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 21 day of July,
19 87.

William E. Lane
William E. Lane
Deborah D. Lane
Deborah D. Lane

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

Personally appeared the above named William E. Lane and Deborah D. Lane,
husband and wife, their voluntary act and deed, and acknowledged the foregoing
instrument to be their voluntary act and deed.

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

William E. Lane
Deborah D. Lane

GRANTOR'S NAME AND ADDRESS

Sid C. Stolper

Cynthia Kessler Stolper

GRANTEE'S NAME AND ADDRESS

After recording return to:

Sid C & Cynthia Stolper

3710 Bend St

San Luis Obispo, CA 93401

NAME, ADDRESS, ZIP

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

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/fille/
instrument/microfilm No. _____,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

SPACE RESERVED
FOR
RECORDER'S USE

NAME _____ TITLE _____
By _____ Deputy

JUL 31 PM 3 21

EXHIBIT "A"

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 West Park 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 : September 21, 1956
 Book : 286
 Page : 611
4. Easement, including the terms and provisions thereof:
 Dated : October 22, 1956
 Recorded : October 25, 1956
 Book : 287
 Page : 446
 In favor of : The California Oregon Power Company, A California Corporation
 For : Power Line right of way over the Southerly 8 feet of Lots 7 and 8
5. Easements, including the terms and provisions thereof:
 Recorded : September 20, 1967
 Book : M-67
 Page : 7384
 In favor of : Pacific Power and Light Company, a corporation
 For : Power line right of way, 5 feet wide along the back lot of Lots 5 through 25.
6. Waiver of set back lines, including the terms and provisions thereof, dated July 31, 1969, recorded August 14, 1969 in Book M-69 at page 7125, Microfilm Records.
7. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
 Mortgagor : William E. Lane and Debroah D. Lane, husband and wife
 Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs
 Dated : March 3, 1980
 Recorded : March 3, 1980
 Book : M-80
 Page : 4066
 Amount : \$37,900.00
 WHICH, SAID Mortgage, the Grantee herein agrees to assume and pay according to the terms and provisions contained therein.
8. Taxes for the year 1987-1988 are now lien, but not yet payable.

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 3:21 o'clock P M., and duly recorded in Vol. M87
Deeds on Page 13745
 By Evelyn Biehn, County Clerk

FEE \$14.00