

77676


**Aspen**  
 TITLE & ESCROW, INC.  
**WARRANTY DEED (INDIVIDUAL)**
Vol. 1881 Page 13821

JAMES R. CHAMBERS and BARBARA G. CHAMBERS, husband and wife  
 convey(s) to STEPHEN T. TIBBITTS and DIANE TIBBITTS, husband and wife, hereinafter called grantor,  
 all that real property situated in the  
 County of Klamath, State of Oregon, described as:

Lot 2, Block 5, SECOND ADDITION TO MOYINA, 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

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 \$ 70,500.00. °However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 3rd day of August,  
 19 87.

James R. Chambers  
Barbara G. Chambers

STATE OF OREGON, County of Klamath ss.

August 3, 1987.  
 Personally appeared the above named JAMES R CHAMBERS  
and BARBARA G CHAMBERS and acknowledged the foregoing  
 instrument to be their voluntary act and deed.

Before me:

David C. [Signature]  
 Notary Public for Oregon  
 My Commission Expires: 7-6-90

James R. and Barbara G. Chambers

GRANTOR'S NAME AND ADDRESS

Stephen T. and Diane Tibbitts  
1619 Kimberly Drive  
Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal  
2943 South Sixth Street  
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Klamath First Federal  
2943 South Sixth Street  
Klamath Falls, Oregon 97603

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/ree/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

SPACE RESERVED  
 FOR  
 RECORDER'S USE

## SUBJECT TO:

1. Taxes for the year 1987-88 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 in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346.
3. Easement, including the terms and provisions thereof:  
Dated : June 1, 1956  
Recorded : June 8, 1956  
Book : 284  
Page : 22  
In favor of : The California Oregon Power Company, a California Corporation  
For : Easement and right of way, 10 feet wide.
4. Set back lines, utility easements and building restrictions, including the terms and provisions thereof, as set out on the plat and in the Dedication of Second Addition to Moyina.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company  
of August A.D., 19 87 at 3:06 o'clock P M., and duly recorded in Vol. M87  
of Deeds on Page 13821  
FEE \$14.00  
By Evelyn Biehn, County Clerk  
