

78094

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

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14572



BERT G. WILCOX

Grantor,

conveys and warrants to H. E. BREEZY AYERS

Grantee, the following described real property free of encumbrances

except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

SEE ATTACHED EXHIBIT "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from encumbrances except

AS SET FORTH ON ATTACHED EXHIBIT "A"

The true consideration for this conveyance is \$ 110,000.00... (Here comply with the requirements of ORS 93.030)

Dated this 1st day of July, 1986.

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.

BERT G. WILCOX

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on July 1st, 1986.

by BERT G. WILCOX

(SEAL)

Notary Public for Oregon

My commission expires 7/13/86

WARRANTY DEED

BERT G. WILCOX

GRANTOR

H.E. BREEZY AYERS

GRANTEE

5943 Shasta Way

Klamath Falls, OR 97603

GRANTEE'S ADDRESS, ZIP

After recording return to:

H.E. Breezy Ayers

5943 Shasta Way

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

H.E. Breezy Ayers

5943 Shasta Way

Klamath Falls, OR 97603

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 fee/file/instrument/microfilm/reception 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

107 AUG 13 PM 1 42

EXHIBIT "A"

14573

"Lot 1 in Block 2 of SHASTA VIEW TRACTS, LESS the Easterly 75.0 feet thereof, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon."

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO the statutory powers, including the power of assessment, of South Suburban Sanitary District.

ALSO SUBJECT TO the statutory powers, including the power of assessment of Enterprise Irrigation District.

ALSO SUBJECT TO covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof,

Recorded: July 15, 1942

Book: 143, Page 397, Deed Records of Klamath County, Oregon

ALSO SUBJECT TO an easement created by instrument, including the terms and provisions thereof.

Dated: December 18, 1962

Recorded: December 18, 1962

Book: 342, Page 108, Deed Records of Klamath County, Oregon

For: Operation and maintenance of sewer line

ALSO SUBJECT TO covenants, conditions and restrictions as shown on the recorded Plat of Shasta View Tracts.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title Company
on this 13th day of August A.D., 19 87
at 1:42 o'clock P M. and duly recorded
in Vol. M87 of Deeds Page 14572
Evelyn Biehn, County Clerk

By

[Signature]

Fee, \$14.00

Deputy.

EXHIBIT "A"