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Aspen  
TITLE & ESCROW, INC.

Vol. 1781 Page 14817

WARRANTY DEED (INDIVIDUAL)

S-31262

DANIEL A. DE ROSS and MARY B. DE ROSS, husband and wife  
convey(s) to WILLIAM SHERMAN NORMAN and DEBORAH L. NORMAN, husband and wife  
County of Klamath, State of Oregon, described as: all that real property situated in the

The Northerly 75 feet of Lots 21, 22, 23 and 24, Block 10, ST. FRANCIS  
PARK, 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 \$ 38,200.00  
The grantor consists of DANIEL A. DE ROSS and MARY B. DE ROSS, husband and wife, who are the sole and  
entire owners of the above described property, and they have given and promised to give the whole and undivided  
part of the consideration in and to the above named grantees, and the grantees have accepted the same as such 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 14 day of August  
19 87.

Daniel A. DeRoss  
Daniel A. DeRoss

Mary B. DeRoss  
Mary B. DeRoss

STATE OF OREGON, County of Klamath  
On this 14 day of August, 19 87.

Personally appeared the above named Daniel A. DeRoss and Mary B. DeRoss, husband  
and wife, and they acknowledged the foregoing  
Instrument to be their voluntary act and deed.

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

Daniel A. DeRoss  
Mary B. DeRoss

GRANTOR'S NAME AND ADDRESS

William Sherman Norman  
Deborah L. Norman

GRANTEE'S NAME AND ADDRESS

After recording return to:  
William S. Norman & Deborah L. Norman  
4406 Boardman  
Klamath Falls, Oregon 97603

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/feefile/  
instrument/microfilm No. \_\_\_\_\_,  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

NAME

TITLE

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

14818

SUBJECT TO:

EXHIBIT "A"

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
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. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of St. Francis Park.
4. Reservations, restrictions and recitals contained in deed from Geo. S. Rusco, et ux. to Gerald C. Musselman, dated October 7, 1948, recorded October 8, 1948 in Book 225 at page 474, Deed Records of Klamath County, Oregon.
5. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
 

Grantor	:	Guy Phillip Everingham and Victoria Ruth Everingham,	
	:	husband and wife	
Trustee	:	William Sisemore	
Beneficiary	:	Klamath First Federal Savings and Loan Association,	
	:	a corporation	
Dated	:	October 12, 1977	
Recorded	:	October 12, 1977	
Book	:	M-77	Page: 19500

Amount: \$26,900.00

WHICH, said Trust Deed, the Grantees herein agree to assume and pay according to the terms and provisions contained therein.
6. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
 

Grantor	:	Daniel A. DeRoss and Mary B. DeRoss, husband and wife	
Trustee	:	Mountain Title Company, Inc.	
Beneficiary	:	Guy Phillip Everingham and Victoria Ruth Everingham,	
	:	husband and wife	
Dated	:	July 14, 1983	
Recorded	:	July 15, 1983	
Book	:	M-83	Page: 11257

Amount: \$9,705.82

WHICH, said Trust Deed, the Grantees herein agree to assume and pay according to the terms and provisions contained therein.
7. Taxes for the year 1987-1988 are now a lien, but not yet payable.

STATE OF OREGON: COUNTY OF KLAMATH:ss  
 I hereby certify that the within instrument was received and filed for  
 record on the 18th day of August A.D., 19 87 at 11:16 o'clock A.M.  
 and duly recorded in Vol. M87, of Deeds on page 14817.

Fee: \$ 14.00

EVELYN BIEHN, COUNTY CLERK  
 by: Bern Smith, Deputy