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#M31363



**Aspen**  
TITLE & ESCROW, INC.

Vol. 1787

Page 15164

KENNETH JOHN DE GREE

# WARRANTY DEED (INDIVIDUAL)

convey(s) to LEONARD D. JONES and MAVIS I. JONES, Husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as: all that real property situated in the  
Lot 1, Block 2, Tract No. 1044, WEMBLY 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 DEPARTMENT TO VERIFY APPROVED USES." *[Signature]*

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 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 \$ 60,000.00. 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 20th day of August, 19 87.

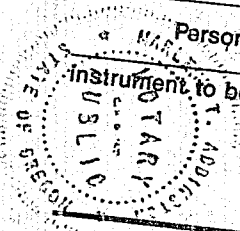
*Kenneth John DeGree*

STATE OF OREGON, County of Klamath, ) ss.  
August 21, 19 87.

Personally appeared the above named KENNETH JOHN DE GREE  
instrument to be his voluntary act and deed.

and acknowledged the foregoing

Before me: *[Signature]*  
Notary Public for Oregon  
My Commission Expires: 3-22-89



GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS:

After recording return to:

Grantees  
P.O. Box 145  
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

SPACE RESERVED FOR RECORDER'S USE

NAME

By

Deputy

FORM 685-2.5M

207 AUG 24 AM 11 24  
42 GUN 13

EXHIBIT "A"

15165

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulation, 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 Wemby Park.
4. Set back provisions as delineated on the recorded plat 8 feet along the rear lot line.
5. Utility easements as delineated on the recorded plat 8 feet along the rear lot line.
6. Trust Deed, including the terms and provisions thereof in favor of Klamath First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, recorded June 29, 1977 in Book M-77 at page 11516, which Trust Deed Grantees herein agree to assume and pay according to the terms contained therein.
7. Taxes for the year 1987-88 are now a lien but not yet payable.

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Aspen Title Company  
on this 24th day of August A.D., 19 87  
at 11:24 o'clock A M. and duly recorded  
in Vol. M87 of Deeds Page 15164.  
Evelyn Biehn County Clerk  
By [Signature]  
Deputy.

Fee, \$14.00