

78507

Wispem

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M87 Page 15340

S-31309

FRANCES MAYS KOERTJE

hereinafter called grantor,
convey(s) to WILLIAM J. BURNETT and IVA I. BURNETT, husband and wife
all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 4, INDEPENDENCE TRACTS, in the County of Klamath, State of Oregon.

SUBJECT TO:

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 Santiary 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:
For : Electric transmission and distribution line
Granted To : Pacific Power & Light Company, a corporation
Dated : January 5, 1971
Recorded : January 13, 1971
Book : M-71 Page: 283

"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
4. Taxes for the year 1987-1988 are now a lien but not yet payable.

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 \$34,000.00. However, the actual consideration consists of or includes other property or is given or promised which is the whole consideration (Indicate which) (Delete between brackets if not applicable. See ORS 92.036)

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 19th day of August, 19 87.

Frances Mays Koertje
Frances Mays Koertje

STATE OF OREGON, County of Klamath)ss.

The 25th day of August, 19 87.

Personally appeared the above named Frances Mays Koertje and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for OregonMy Commission Expires: 8/23/89

Frances Mays Koertje

GRANTOR'S NAME AND ADDRESS

William J. Burnett

Iva I. Burnett

GRANTEE'S NAME AND ADDRESS

William J. Burnett & Iva I. Burnett

After recording return to:

5505 Independence

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 25th day of August, 19 87, at 3:30 o'clock P M., and recorded in book/reel/volume No. M87 on page 15340 or as document/fee/file/instrument/microfilm No. 78507, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Ann Smith Deputy

Fee: \$10.00

FORM 685-2.5M

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