

78882

S-31345

**Aspen**  
TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

Vol. 1281 Page 16004

DONALD O. WARREN, M.D. also known as DONALD ORLAND WARREN

convey(s) to CHARLES B. HOY, JR. and NADINE HOY, husband and wife, hereinafter called grantor,County of Klamath, State of Oregon, described as:Lot 3, Block 38, Tract No. 1084, SIXTH ADDITION TO KLAMATH RIVER ACRES,  
in the County of Klamath, State of Oregon.

SEP 3 AM 11 27

"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 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 \$ 66,500.00 ~~THE WHOLE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS GIVEN AS FULL CONSIDERATION FOR THE TRANSFER OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT.~~

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 20 day of August, 19 87.

Donald O. Warren, M.D.  
Donald O. Warren, M.D. aka Donald Orland Warren

STATE OF OREGON, County of Linn )ss.  
On this 20th day of August, 19 87.

Personally appeared the above named Donald O. Warren, M.D. aka Donald Orland Warren instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me: Barbara A. Bueling  
Notary Public for Oregon  
My Commission Expires: 7/23/89  
11-13-87

Donald O. Warren

GRANTOR'S NAME AND ADDRESS

Charles B. Hoy, Jr.  
Nadine Hoy

GRANTEE'S NAME AND ADDRESS

Charles B. Hoy, Jr. &amp; Nadine Hoy

15906 Bald Eagle Ct  
New, OR 97627

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/feet/file/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

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

## EXHIBIT "A"

## SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Sixth Addition to Klamath River Acres.
2. Subject to rules and regulations of Fire Patrol District.
3. This property lies within and is subject to levies, liens and assessments of Klamath River Acres Road District.
4. Easement, including the terms and provisions thereof:  
Dated : November 14, 1956  
Recorded : November 16, 1956  
Book : 288  
Page : 72  
In favor of : California Oregon Power Company  
For : Transmission and distribution of electricity over Sections 25 and 26, Twp 39 S., R7 EWM
5. Taxes for the year 1987-1988 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 3rd day of Sept. A.D., 19 87  
at 11:27 o'clock A. M. and duly recorded  
in Vol. M87 of Deeds Page 16004

Evelyn Biehn, County Clerk  
By Ann Smith Deputy.

Fee, \$14.00