

S-31435



**Aspen**  
TITLE & ESCROW, INC.

**WARRANTY DEED (INDIVIDUAL)**

Vol. mgm Page 16209

GEORGE PUCKETT, JR. and JEANETTE M. PUCKETT, husband and wife  
convey(s) to DAVID K. GRIMES and SARA ANN GRIMES, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 17, Block 8, Tract No. 1079, SIXTH ADDITION TO SUNSET VILLAGE,  
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." *Y. de. SS*

**THIS INSTRUMENT DOES NOT GUARANTEE THAT**

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

The true and actual consideration for this transfer is \$ 55,500.00

In construing this deed and where the context so requires, the words "and where the context so requires" shall be construed to mean that the above consideration is the full and complete consideration for the transfer of the premises hereinabove described.

IN WITNESS WHEREOF, the grantor has executed this instrument this 4th day of September 19 87.

George Puckett, Jr.

Jeannette M. Puckett

STATE OF OREGON, County of Klamath

On this 22 day of September, 19 87

Person(s) appeared the above named George Puckett, Jr. and Jeanette M. Puckett, husband and wife  
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me

Notary Public for Oregon

My Commission Expires: \_\_\_\_\_

STATE OF OREGON.

SS

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

NAME \_\_\_\_\_

**TITLE**

Bv

~~Deputy~~

FORM 625-25M

George Puckett, Jr.  
Jeanette M. Puckett

GRANTOR'S NAME AND ADDRESS

David K. Grimes  
Sara Ann Grimes

**GRANTEE'S NAME AND ADDRESS**

After recording return to:

~~David K. Grimes & Sara Ann Grimes~~  
3878 R. 11

3878 Rio Vista  
Klamath Falls, OR 97603  
NAME, ADDRESS ZIP

NAME, ADDRESS ZIP

NAME, ADDRESS, ZIP

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

6-1

Grantees  
A3 Above

NAME, ADDRESS, ZIP

## EXHIBIT "A"

16210

## 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 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 Sixth Addition to Sunset Village.
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof:  
 Recorded : June 29, 1974  
 Book : M-74  
 Page : 8283
5. This property lies within and is subject to the levies and assessments of the Sunset Lighting District.
6. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:  
 Grantor : George Puckett, Jr. and Jeanette M. Puckett, husband and wife  
 Trustee : William L. Sisemore  
 Beneficiary : First Service Corporation of Southern Oregon  
 Dated : November 26, 1986  
 Recorded : November 26, 1986  
 Book : M-86  
 Page : 21980  
 Amount : \$46,350.00  
 Loan # : 99-06094  
 WHICH SAID TRUST DEED, THE Grantee herein agrees 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.

Filed for record at request of Aspen Title Company the 4th day  
 of September A.D., 19 87 at 3:41 o'clock P M., and duly recorded in Vol. M87  
 of Deeds on Page 16209

FEE \$14.00

Evelyn Biehn, County Clerk  
 By [Signature]