

79083

#M-31457
Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. 181 Page 16364

ANDREW A. PATTERSON

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

Lot 27, Block 5, Tract No. 1037, FIFTH 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 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
SEE ATTACHED EXHIBIT "A"

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 \$ 62,500.00. *However, the actual con-
sideration consists of or includes other property or value given or promised which is the whole 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 9th day of September,

19 87.

[Signature]

STATE OF OREGON, County of Klamath)ss.

Sept. 9, 1987.

Personally appeared the above named ANDREW A. PATTERSON
and acknowledged the foregoing
instrument to be his voluntary act and deed.

Before me:

[Signature]
Notary Public for Oregon
My Commission Expires: 3-22-87

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantees
3810 Coronado
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

Grantees
3810 Coronado
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____
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

By _____ Deputy

EXHIBIT "A"

16365

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 Fifth 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 13, 1972
Book : M-72
Page : 6318
5. Set back provisions as delineated on the recorded plat, 25 feet from front lot line and 5 feet from side lot line and 20 feet along arterial street.
6. Utility easements as delineated on the recorded plat along rear lot line and being 8 feet in width.
7. this property lies within and is subject to the levies and assessments of the Sunset Village Lighting District.
8. Contract, including the terms and provisions thereof:
Vendor : The State of Oregon by and through the
Director of Veterans' Affairs
Vendee : Andrew A. Patterson
Dated : February 4, 1986
Recorded : February 4, 1986
Book : M-86
Page : 2160
9. 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
of September A.D., 19 87 at 11:35 o'clock A M., and duly recorded in Vol. M87 day
of Deer's on Page 16364

FEE \$14.00

Evelyn Biehn, County Clerk
By Ann Smith