

79135



S31259

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

Vol M 87 Page 16455

LARRY G. WALKER and MARIAN L. WALKER, husband and wife  
convey(s) to ALLAN J. FLOGERZI and DEE KASKESKI, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 2, Block 2, FIRST ADDITION TO VALLEY VIEW, 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."

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  
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 \$55,511.78. However, the actual consideration consists of or includes other property or value given or promised which is the whole (indicate which)\* (Delete between symbols; if not applicable. See ORS 93.030) the whole consideration (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 19 day of September, 19 87.

STATE OF OREGON, County of Klamath,  
On this 24 day of September, 19 87.

Personally appeared the above named Larry G. Walker and Marian L. Walker  
instrument to their voluntary act and deed. and acknowledged the foregoing

Before me: Andrea Handsher  
Notary Public for Washington  
My Commission Expires: 7-23-89

Larry G. & Marian L. Walker

GRANTOR'S NAME AND ADDRESS

Allan J. Flogerzi & Dee Kaskeski

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Allan J. Flogerzi & Dee Kaskeski

3322 Raymond Street  
Klamath Falls, OR 97602

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

SPACE RESERVED  
FOR  
RECORDER'S USE

NAME

TITLE

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



## EXHIBIT "A"

16456

## SUBJECT TO:

1. Regulations, including levies, liens, assessments, rights of way and easements of Enterprise Irrigation District and of South Suburban Sanitary District.
2. Restrictions as shown on the recorded plat.
3. Covenants, easements and restrictions, recorded April 7, 1970 in Book M-70 at page 2696.
4. Trust Deed recorded June 29, 1979 in Book M-79 at page 15493 which was assigned to Cenlar Federal Savings Bank by instrument recorded February 24, 1986 in Book M-86 at page 3173, which Trust Deed Grantees herein hereby assume and agree to pay.

SUBJECT TO THE ABOVE MENTIONED TRUST DEED IN FAVOR OF CENLAR FEDERAL SAVINGS AND LOAN ASSOCIATION, INCLUDING TERMS AND PROVISIONS THEREOF, on said property in the original face amount of \$58,000.00 executed by Paul E. Breckner and Robbie R. Breckner, husband and wife and assumed by the Grantors herein, dated June 12, 1979, in favor of Peoples Mortgage Company, as security for a loan guaranteed by the Administrator of Veterans' Affairs under 38 U.S. Code 1810, as amended, said Trust Deed being recorded on June 29, 1979 in Book M-79 at page 15493, of the records of Klamath County, Oregon, upon which loan there is an unpaid indebtedness which the said Grantees hereby assumes and agrees to pay as part of the purchase price; and grantees also hereby assume all obligations of Larry G. Walker and Marian L. Walker, husband and wife, under the terms of the instruments creating and securing the loan described above to indemnify the Administrator of Veterans' Affairs to the extent of any claim paid because of the guaranty or insurance of said loan.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company  
 of September A.D., 19 87 at 12:30 o'clock P M., and duly recorded in Vol. M87  
 of Deeds on Page 16455  
 Evelyn Biehn,  
 By Ann Smith County Clerk

FEE \$14.00