

79266



#M-31366

Aspen
TITLE & ESCROW, INC.Vol. 187 Page 16637

WARRANTY DEED (INDIVIDUAL)

BENJAMIN E. ROBINSON and OPAL FERN ROBINSON, husband and wife
convey(s) to STEVEN J. JACKSON and BARBARA A. SMITH, with full rights of
survivorship, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the
Lot 12, Block 1, Tract No. 1116, SUNSET EAST, in the County of Klamath, State
of Oregon.

'87 SEP 14 PM 12 42

"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." X & (S)

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.

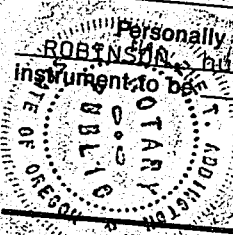
The true and actual consideration for this transfer is \$ 84,000.00. However, the actual con-
sideration consists of or includes other property or value given or promised which is the whole consideration
(indicate which) (Delete between symbols; if not applicable. See ORS 93.030) part of the
In construing this deed and where the context so requires, the singular includes the plural.
19 87. IN WITNESS WHEREOF, the grantor has executed this instrument this 10th day of September,

Benjamin E. Robinson
Opal Fern Robinson

STATE OF OREGON, County of Klamath) ss.
September 14, 1987

Personally appeared the above named BENJAMIN E. ROBINSON and OPAL FERN
ROBINSON, husband and wife, and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me: Harlene V. Addington
Notary Public for Oregon
My Commission Expires 3-22-89



GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantees
P.O. Box 783
Klamath Falls, OR
NAME, ADDRESS, ZIP

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

Grantees
P.O. Box 783
Klamath Falls, OR
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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/real/volume No. _____ on
page _____ or as document/fee/film/
instrument/microfilm No. _____,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

NAME

TITLE

By _____ Deputy

EXHIBIT "A"

16638

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Sunset East.
2. This property lies within and is subject to the levies and assessments of the Sunset Lighting District.
3. 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 September 13, 1976 in Book M-76 at page 14336.
4. 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.
5. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any, recorded October 16, 1979 in Book M-79 at page 24406 in favor of Peoples Mortgage Company, a Washington Corporation and subsequently assigned to Cenlar Federal Savings Bank, recorded February 24, 1986 in Book M-86 at page 3164 which Grantees herein assume and agree to pay according to the terms contained therein.
6. 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 12:42 o'clock P M., and duly recorded in Vol. 14th day
of Deeds on Page 16637,
Evelyn Biehn, County Clerk

FEE \$14.00

By Sam Smith