

79460



Aspen
TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. 1481 Page 17010

S-31475

CHARLES T. WHITLATCH and PAMELA S. WHITLATCH, husband and wife
convey(s) to DAVID W. KRASS, an unmarried man, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

Lot 17, Block 3, Tract No. 1087, FIRST ADDITION TO BANYON PARK,
in the County of Klamath, State of Oregon.

SEP 19 AM 11 55

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 \$ 44,500.00
~~THE GRANTOR(S) OF THIS INSTRUMENT HAS/HAVE PROMISED TO CONVEY THE WHOLE OR PART OF THE~~
~~PROPERTY DESCRIBED IN THIS INSTRUMENT TO THE GRANTEE(S) FOR THE CONSIDERATION~~
~~HEREIN SET FORTH IN WRITING AND THE GRANTEE(S) HAS/HAVE AGREED TO ACCEPT THE SAME FOR THE~~
~~CONSIDERATION HEREIN SET FORTH IN WRITING.~~

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 17 day of September,
19 87.

Charles T. Whitlatch
Charles T. Whitlatch
Pamela S. Whitlatch
Pamela S. Whitlatch

STATE OF OREGON, County of Klamath) ss.
On this 18 day of September, 19 87.

Personally appeared the above named Charles T. Whitlatch and Pamela S. Whitlatch, husband and wife
Instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me Sandra Handsaker
Notary Public for Oregon
My Commission Expires: 7-23-89

Charles T. Whitlatch
Pamela S. Whitlatch

GRANTOR'S NAME AND ADDRESS

David W. Krass

GRANTEE'S NAME AND ADDRESS

After recording return to:

David W. Krass
4712 Hope Street
Klamath Falls, OR 97603

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/film/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"

17011

SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Banyon Park.
2. 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 : December 23, 1974
Book : M-74
Page : 16182

Note: This instrument erroneously names Banyon Park and should be corrected to read First Addition to Banyon Park.

3. Reservations, restrictions and recitals contained in that certain deed from Oregon Washington Investment Co., a corporation, to Edgar L. Turner and Mary Turner, husband and wife, dated October 23, 1948 and recorded October 28, 1948 in Book 226 at page 191, Deed Records of Klamath County Oregon, omitting restrictions, herein, if any, based on race, color, religion or national origin. (Covers additional property)
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. 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
of September A.D. 19 87 at 11:55 o'clock A M., and duly recorded in Vol. M87 day
of Deeds on Page 17010
Evelyn Biehn,
By [Signature] County Clerk

FEE
\$14.00