

79578

#M-31398
Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. 1881 Page 17164

DONALD L. DUNN, SR.

, hereinafter called grantor,
convey(s) to BEN E. ROBINSON and OPAL F. ROBINSON, Husband and Wife
all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 11, Block 5, SECOND ADDITION TO WINEMA GARDENS, 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 \$ 47,250.00. *However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 21 day of September,
19 87.

Donald L. Dunn, Sr.

STATE OF OREGON, County of Klamath) ss.

September 21, 19 87.

Personally appeared the above named DONALD L. DUNN, SR.

and acknowledged the foregoing
instrument to be his voluntary act and deed.

Before me:

Charlene P. Addington
Notary Public for Oregon

My Commission Expires: 3-22-89

DONALD L. DUNN, SR.

GRANTOR'S NAME AND ADDRESS

BEN E. ROBINSON and OPAL F. ROBINSON

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantors

2246 Alva

City 97603

NAME, ADDRESS, ZIP

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

Grantees

As Above

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"

1. Conditions, restrictions as shown on the recorded plat of Second Addition to Winema Gardens.

2. Reservations in deed from Anna E. Simmers, widow of A.F. Simmers, to Herman L. Lofdahl and W.E. Lofdahl, dated September 2, 1949, recorded September 28, 1949 in Book 234 at page 248, Deed Records to wit: "not more than two hogs shall be kept on said premises at any one time."

3. 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.

4. 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 the 21st day
of September A.D., 19 87 at 3:12 o'clock P. M., and duly recorded in Vol. M87,
+ of Deeds on Page 17164

Evelyn Biehn, County Clerk
By [Signature]

FEE \$14.00