

79660

# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

Vol. 1487 Page 17300

WILLIAM B. D. GRAY

, hereinafter called grantor,

convey(s) to L. A. WHALEY and KAREN M. WHALEY, husband and wife

all that real property situated in the

County of Klamath, State of Oregon, described as:

Lot 3, EMPIRE TRACTS, 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 \$ 31,000.00. However, the actual consideration 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 23 day of September, 19 87.

*William B. D. Gray*

STATE OF OREGON, County of Klamath ss.  
On this 23rd day of September, 19 87.

Personally appeared the above named William B. D. Gray and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me India Shadisher  
Notary Public for Oregon  
My Commission Expires: 7-23-89

William B. D. Gray

GRANTOR'S NAME AND ADDRESS

L. A. & Karen M. Whaley

GRANTEE'S NAME AND ADDRESS

L. A. & Karen M. Whaley

4239 Frieda  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

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

L. A. & Karen M. Whaley

4239 Frieda  
Klamath Falls, OR 97603  
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 \_\_\_\_\_ of as document/file/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said County. Witness my hand and seal of County affixed.

SPACE RESERVED  
FOR  
RECORDER'S USE

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

1987 SEP 23 AM 11 03

## EXHIBIT "A"

17301

## SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat.
2. Regulations, including levies, liens, assessments, rights of way and easements of Enterprise Irrigation District and of South Suburban Sanitary District.
3. Conditions and restrictions in instrument, recorded in Book 148 at page 245.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company  
of September - A.D. 19 87 at 11:03 o'clock A M., and duly recorded in Vol. M87 day  
of Deeds on Page 17300

FEE \$14.00

Evelyn Biehn,

By

County Clerk

