

79886

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

DOUGLAS WAYNE CLEMENT and CAROLYN FRANCES CLEMENT, husband and wife  
convey(s) to JERRY L. SMITH and LINDA J. SMITH, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 32, MOYINA, 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 \$ 67,000.00. 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 26<sup>th</sup> day of SEPTEMBER, 19 87.

Douglas Wayne Clement  
Douglas Wayne Clement  
Carolyn Frances Clement  
Carolyn Frances Clement

STATE OF OREGON, County of KLAMATH

SEPTEMBER 28, 1987.

Personally appeared the above named Douglas Wayne Clement and Carolyn Frances Clement  
Instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me: [Signature]  
Notary Public for Oregon  
My Commission Expires: 10-13-90

Douglas Wayne Clement  
Carolyn Frances Clement

GRANTOR'S NAME AND ADDRESS

Jerry L. Smith  
Linda J. Smith

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&L  
2943 SOUTH SIXTH STREET  
KLAMATH FALLS, OREGON 97603  
NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL S&L  
2943 SOUTH SIXTH STREET  
KLAMATH FALLS, OREGON 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 \_\_\_\_\_ 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"

17668

## SUBJECT TO:

1. Taxes for the year 1987-88 are now a lien but not yet payable.
2. Conditions, restrictions as shown on the recorded plat of Moyina.
3. Easement and right of way, including the terms and provisions thereof:  
Granted to : Pacific Power & Light Company  
Recorded : April 5, 1940  
Book : 128  
Page : 267
4. Easement and right of way, including the terms and provisions thereof:  
Granted to : Pacific Power & Light Company  
Recorded : June 8, 1956  
Book : 284  
Page : 22
5. 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company  
 of September A.D., 19 87 at 2:47 o'clock P M., and duly recorded in Vol. M87 day  
 of Deeds on Page 17667

FEE \$14.00

Evelyn Biehn,  
 By Ann Smith County Clerk