

79907

M31511

# Aspen

TITLE & ESCROW, INC.

## WARRANTY DEED (INDIVIDUAL)

Vol. M87 Page 17713

WILLIAM N. IFFT and BARBARA W. IFFT, husband and wife  
 convey(s) to DOUGLAS W. CLEMENT and CAROLYN CLEMENT, husband and wife, hereinafter called grantor,  
 County of Klamath, State of Oregon, described as: all that real property situated in the

PARCEL 1: Lot 19, Block 12, Tract No. 1112, EIGHTH ADDITION TO SUNSET VILLAGE,  
 in the County of Klamath, State of Oregon.

PARCEL 2: The Southerly 9.6 feet of Lot 18, Block 12, Tract No. 1112, EIGHTH  
 ADDITION TO SUNSET VILLAGE, 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 DEPART-  
 MENT 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 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 \$ 69,900.00. 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)  
 IN WITNESS WHEREOF, the grantor has executed this instrument this 28 day of September,  
 19 87.

STATE OF OREGON, County of Klamath

On this 28 day of September, 19 87, ss.

Personally appeared the above named Barbara W. Ifft

Instrument to be her voluntary act and deed.

and acknowledged the foregoing

Before me:

Sandra Shandaker  
 Notary Public for Oregon

My Commission Expires: 7-23-89

William N. & Barbara W. Ifft

GRANTOR'S NAME AND ADDRESS

Douglas W. & Carolyn Clement

GRANTEE'S NAME AND ADDRESS

After recording return to:

Douglas W. & Carolyn Clement

6207 Harlan Drive  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Douglas W. & Carolyn Clement

6207 Harlan Drive  
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/fee/file/  
 instrument/microfilm No. \_\_\_\_\_,  
 Record of Deeds of said county.

Witness my hand and seal of County  
 affixed.

NAME

TITLE

By \_\_\_\_\_

Deputy

## SUBJECT TO:

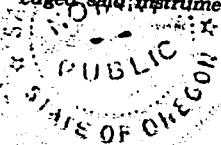
1. Regulations, including levies, liens, assessments, rights of way and easements of Enterprise Irrigation District and of South Suburban Sanitary District.
2. Easement, recorded June 10, 1974 in Book M-74 at page 7084.
3. Covenants, easements and restrictions, recorded March 25, 1975 in Book M-75 at page 3318.
4. This property lies within and is subject to the levies and assessments of Sunset Lighting District.

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 28 day of September, 19 87 personally appeared Barbara W. Ifft who, being duly sworn (or affirmed), did say that S. he is the attorney in fact for William N. Ifft that she executed the foregoing instrument by authority of and in behalf of said principal; and S. he acknowledged said instrument to be the act and deed of said principal.



(Official Seal)

Before me:

Sandra Shandsaker  
(Signature)

Notary Public for Oregon

(Title of Officer)

My Commission expires: 11

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company  
of September A.D., 19 87 at 4:19 o'clock P M., and duly recorded in Vol. M87  
of Deeds on Page 17713

FEE \$14.00

Evelyn Biehn, County Clerk  
By [Signature]