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S31461

Vol. 1481 Page 18086

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

JOHN WALDON ELLIOTT and CATHY ANN ELLIOTT, husband and wife

convey(s) to KENNETH B. BALLOU and COLLEEN J. BALLOU, husband and wife, hereinafter called grantor,County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 16, Block 15, Tract No. 1064, FIRST ADDITION TO GATEWOOD, 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 \$ 56,000.00. \*However, the actual consideration consists of or includes other property or value given or promised which is <sup>the whole</sup> ~~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 25 day of September, 19 87.

John Waldon Elliott  
Cathy Ann Elliott

STATE OF OREGON, County of Klamath ) ss.on this 25 day of October, 19 87.

Personally appeared the above named John Waldon Elliott and Cathy Ann Elliott and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Sandra Handsaker  
Notary Public for OregonMy Commission Expires: 7-23-89John W. and Cathy A. Elliott

GRANTOR'S NAME AND ADDRESS

Kenneth B. & Colleen J. Ballou

GRANTEE'S NAME AND ADDRESS

After recording return to:

Kenneth B. & Colleen J. Ballou5342 Valleywood  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

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

Kenneth B. & Colleen J. Ballou

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"

18087

## SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Restrictions as shown on the recorded plat.
3. Covenants, easements and restrictions, recorded September 3, 1976 in Book M-76 at page 13888.
4. Easement, recorded May 18, 1907 in Book 22 at page 479.
5. Easement, recorded May 15, 1945 in Book 176 at page 284.
6. Trust Deed in favor of First National Bank of Oregon, recorded February 21, 1979 in Book M-79 at page 3926, which Grantees herein hereby assume and agree to pay and hereby hold Grantors herein harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 5th day  
of October A.D., 19 87 at 3:42 o'clock P M., and duly recorded in Vol. M87  
of Deeds on Page 18086  
Evelyn Biehn, County Clerk  
By Pam Smith

FEE \$14.00