

31490

L#04-42408

80538

Aspen

TITLE & ESCROW, INC. Vol. 1787 Page 18777
WARRANTY DEED (INDIVIDUAL)

ANDREW A. PATTERSON

convey(s) to KENNETH V. CHAPMAN and SHIRLEY A. CHAPMAN, hereinafter called grantor,
 County of Klamath, State of Oregon, described as: all that real property situated in the

The Southerly 50 feet of Lot 120, PLEASANT HOME TRACTS NO. 2, 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 \$ 24,000.00. 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) part of the

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 16th day of October,
 19 87.

Andrew A. Patterson

STATE OF OREGON, County of Klamath)ss.

October, 16, 1987.

Personally appeared the above named Andrew A. Patterson

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

Before me:

Robert J. Tucker

Notary Public for Oregon

My Commission Expires: 10-13-90

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFS & L
2943 S 6th St.
K Falls, OR 97603
 NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

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/feefile/
 instrument/microfilm No. _____,
 Record of Deeds of said county.
 Witness my hand and seal of County
 affixed.

NAME

TITLE

By _____ Deputy

87 OCT 16 PM 3 50

EXHIBIT "A"

18778

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Pleasant Home Tracts No. 2.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof:
 Recorded : September 29, 1944
 Book : 169
 Page : 343
4. 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.
5. 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 & Escrow the 16th day
 of October A.D. 19 87 at 3:50 o'clock P M., and duly recorded in Vol. M87
 of Deeds on Page 18777
 FEE \$15.00
 By Evelyn Biehn County Clerk
[Signature]