

80755

S-31463

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M87 Page 19109

EDWARD D. MORSE and LENA M. MORSE, husband and wife

convey(s) to NICK W. KENNEDY and NANCY W. KENNEDY, husband and wife, hereinafter called grantor,County of Klamath, State of Oregon, described as:

Lot 7, Block 1, COUNTRY GARDENS, 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 those set out in Exhibit "A" attached hereto

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 \$ 59,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (and any other interests between symbols, if not applicable, see ORS 23.030).

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 22nd day of October, 19 87.

Edward D. Morse
Edward D. Morse
Lena M. Morse
Lena M. Morse

STATE OF OREGON, County of Klamath) ss.On this 22 day of October, 19 87.

Personally appeared the above named Edward D. Morse and Lena M. Morse, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Sandra Handraher
Notary Public for OregonMy Commission Expires: 7-23-89Edward D. Morse
Lena M. Morse

GRANTOR'S NAME AND ADDRESS

Nick W. Kennedy
Nancy W. Kennedy

GRANTEE'S NAME AND ADDRESS

After recording return to: ATC

Nick W. & Nancy W. Kennedy

NAME, ADDRESS, ZIP

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

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"

19110

SUBJECT TO:

1. Conditions, restrictions, building set back lines, 20 feet on front, and utility easements over the rear 8 feet, including the terms and provisions thereof, as set forth on the plat and in the Dedication of Country Gardens.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Agreement between Henry E. Ankeny, et al., and the United States of America, dated February 12, 1906, recorded August 26, 1909 in Book 27 at page 340, Deed Records.
4. Agreement, between United States of America and J. W. Siemens, dated March 20, 1919, recorded April 19, 1919 in book 50 at page 163 as supplemented by Contract between United States of America and J.W. Siemens dated February 19, 1920, recorded June 7, 1920 in Book 52 at page 576, Deed Records.
5. Easement, including the terms and provisions thereof:

Dated	: March 13, 1951
Recorded	: March 20, 1951
Book	: 246
Page	: 30
6. Covenants, easements, and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by Instrument, including the terms thereof:

Recorded	: December 2, 1971
Book	: M-71
Page	: 12674

Special Variance recorded October 7, 1980 in Book M-80 at page 19375.
7. Mortgage, including the terms and provisions thereof to secure the amount Noted below and other amounts secured thereunder, if any:

Mortgagor	: Edward D. Morse and Lena M. Morse, husband and wife
Mortgagee	: State of Oregon, represented and acting by the Director of Veterans' Affairs
Dated	: October 15, 1979
Recorded	: October 16, 1979
Amount	: \$50,000.00

Book: M-79 Page: 24398

WHICH, THE GRANTEE HEREIN AGREES TO ASSUME THE ABOVE TRUST DEED AND PAY ACCORDING TO THE TERMS AND PROVISIONS CONTAINED THEREIN.
8. Taxes for the year 1987-1988 are now a lien, but not yet payable.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 22nd day
 of October A.D., 19 87 at 3:27 o'clock P M., and duly recorded in Vol. M87
 of Deeds on Page 19109
 Evelyn Biehn, County Clerk
 By [Signature]

FEE \$15.00