

ATC#M31474  
**Aspen**  
TITLE & ESCROW, INC.  
**WARRANTY DEED (INDIVIDUAL)**

Vol. 181 Page 20067

**81242**

JOHN R. COGAR and CATHY S. COGAR, husband and wife

convey(s) to E. JAY WILKIE and MELVA J. WILKIE, husband and wife, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

Lot 18, Block 5, FIRST ADDITION TO BLEY-WAS HEIGHTS, TRACT NO. 1102, 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 \$ 4532.49. \*However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) \* (Delete between symbols; if not applicable. See ORS 93.030) XXXXXX

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 19th day of October November, 19 87.

John R. Cogar  
Cathy S. Cogar

STATE OF OREGON, County of KLAMATH ss.

On this 19th day of October November, 19 87.

Personally appeared the above named John R. Cogar and Cathy S. Cogar and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Deborah Johnson  
Notary Public for Oregon

My Commission Expires: 1-15-90

John R. & Cathy S. Cogar

GRANTOR'S NAME AND ADDRESS

E. Jay & Melva J. Wilkie

GRANTEE'S NAME AND ADDRESS

After recording return to:

E. Jay & Melva J. Wilkie

1800 NO. 4TH ST. SP 1  
LAKEVIEW, OR 97630

NAME, ADDRESS, ZIP

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

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

## SUBJECT TO:

1. Restrictions as shown on the recorded plat.
2. Regulations, including levies, liens, assessments, rights of way and easements of the Bley-Was Water District.
3. Subject to rules and regulations of Fire Patrol District.
4. Covenants, easements and restrictions, recorded June 13, 1974 in Book M-74 at page 7311, and amended by instrument recorded October 11, 1978 in Book M-78 at page 22681.
5. Covenants, easements and restrictions, recorded July 18, 1984 in Book M-84 at page 8744, and amended by instrument recorded October 11, 1978 in Book M-78 at page 22681.
6. Easement, recorded October 14, 1974 in Book M-74 at page 13390.
7. Rules, regulations, levies, liens and assessments of Bley-Was Heights Owners Association as disclosed by deed recorded December 9, 1976 in Book M-76 at page 19768.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 5th day  
of November A.D., 19 87 at 11:19 o'clock A M., and duly recorded in Vol. M87  
of Deeds on Page 20067

FEE \$15.00

Evelyn Biehn, County Clerk  
By Pam Smith