

09-13492 AC 31615

81485

Aspen
TITLE & ESCROW, INC. Vol. M87 Page 20510
WARRANTY DEED (INDIVIDUAL)

MARGARET E. HARDIMAN

convey(s) to ROBERT R. WILSON and GAYLE M. WILSON, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

Lot 8, Block 11, FOURTH ADDITION TO WINEMA GARDENS, in the County of
Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. 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.
4. Restrictions, but omitting restrictions, if any, based on race, color,**

"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

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 \$ 55,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} _{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 9TH day of NOVEMBER, 19 87.

**religion or national origin as shown on the recorded plat of Fourth Addition to Winema Gardens.

Margaret E. Hardiman

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Margaret E. Hardiman

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

Before me:

Diane O. Chandler
Notary Public for Oregon
My Commission Expires: 7-6-92

Margaret E. Hardiman

GRANTOR'S NAME AND ADDRESS

Robert R. & Gayle M. Wilson
6713 Alva Ave.
Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath 1st Federal St.
540 Main St.
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 12th day of November, 19 87, at 11:06 o'clock A. M., and recorded in book/reel/volume No. M87 on page 20510 or as document/fee/file/instrument/microfilm No. 81485, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

By Ann Smith Deputy

TITLE

Fee: \$10.00