

81921

S31638

Vol. 1187 Page 21278

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

G. FRANK KOHLER

convey(s) to BRETT E. ROUND and SIMONE M. ROUND, husband and wife, hereinafter called grantor,County of Klamath, State of Oregon, described as:

Lot 46, Block 12, FIRST ADDITION TO KLAMATH FOREST ESTATES, 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 \$ 3,000.00. *However, the actual consideration 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)

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 _____ day of November, 19 87.

G. Frank Kohler

CALIFORNIA
STATE OF ~~OREGON~~, County of LOS ANGELES ss.

On this 20th day of November, 19 87.

Personally appeared the above named G. Frank Kohler

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



Before me:

Susan Chatelain Warren
Notary Public for CALIFORNIA
My Commission Expires: JAN. 13, 1989

G. Frank Kohler

GRANTOR'S NAME AND ADDRESS

Brett E. & Simone M. Round

GRANTEE'S NAME AND ADDRESS

After recording return to:

Brett E. & Simone M. Round

10617 JEMINEZ ST.

LAKE VIEW TERRACE, LA 91342

NAME, ADDRESS, ZIP

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

Brett E. & Simone M. Round

SAME AS ABOVE

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"

21279

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat.
2. Subject to rules and regulations of Fire Patrol District.
3. Reservations as contained in Deed recorded June 11, 1959 in Book 313 at page 275.
4. Conditions, and restrictions, filed June 9, 1972 in Commissioners Journal, forming the Klamath Forest Estates-Sprague River Livestock District.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of
of November

FEE \$15.00

A.D. 19 87 at 3:53 o'clock P M., and duly recorded in Vol. M87 the 24th day
of Deeds on Page 21278

By Evelyn Biehn, County Clerk
Evelyn Biehn