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04-13503 ATE 31698

Vol. 1787 Page 21727

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

RICHARD J. STEINBOCK and JANIE L. STEINBOCK, husband and wife
convey(s) to JIMMIE C. JOHNSON and RANCINE JOHNSON, husband and wife
County of Klamath, State of Oregon, described as:

Lot 11, Block 12, Tract No. 1112, EIGHTH ADDITION TO SUNSET VILLAGE,
in the County of Klamath, State of Oregon.

PH 3 42
DEC 87

"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 \$ 62,500.00. 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 2nd day of December, 19 87.

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named

RICHARD J. STEINBOCK and JANIE L. STEINBOCK and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires 7-6-90

Richard J. Janie L. Steinbock

GRANTOR'S NAME AND ADDRESS

Jimmie C. & Rancine Johnson
3926 LaMarada Way
KFO 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath 1st Federal Svc
540 Main St
KFO 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 _____ 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 _____ of 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"

21728

SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Eighth Addition to Sunset Village.
2. 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 : March 25, 1975
Book : M-75
Page : 3318
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
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. Easement, including the terms and provisions thereof:
Dated : June 10, 1974
Recorded : June 10, 1974
Book : M-74
Page : 7084
In favor of : South Suburban Sanitary District
For : Sewer
6. Property described herein lies within and is subject to the levies, liens and assessments of Sunset Lighting District.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 3rd day
of December A.D., 19 87 at 3:42 o'clock P M., and duly recorded in Vol. M87,
of Deeds on Page 21727.

FEE \$15.00

Evelyn Biehn, County Clerk
By *Pat Smith*