

82468

Vol. M87 Page 22217

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

S-31764

EARL H. WILSON

convey(s) to BRUCE L. DURANT and TRUDIE D. DURANT, husband and wife, hereinafter called grantor,

all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 4, Block 9, Tract No. 1064, FIRST ADDITION TO GATEWOOD, 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 \$ 56,500.00 ~~THE TRUE AND ACTUAL CONSIDERATION FOR THIS TRANSFER IS \$ 56,500.00. THE GRANTOR HAS RECEIVED THE FULL AND TRUE CONSIDERATION FOR THE PROPERTY DESCRIBED IN THIS INSTRUMENT. THE GRANTOR HAS RECEIVED THE FULL AND TRUE CONSIDERATION FOR THE PROPERTY DESCRIBED IN THIS INSTRUMENT. THE GRANTOR HAS RECEIVED THE FULL AND TRUE CONSIDERATION FOR THE PROPERTY DESCRIBED IN THIS INSTRUMENT.~~

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 10 day of December, 19 87.

Earl H. Wilson
Earl H. Wilson

STATE OF OREGON, County of Klamath)ss.

On this 10 day of December, 19 87.

Personally appeared the above named Earl H. Wilson

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

Before me: Andrea Handscher
Notary Public for Oregon
My Commission Expires: 7-23-89

Earl H. Wilson

GRANTOR'S NAME AND ADDRESS

Bruce L. Durant

Trudie D. Durant

GRANTEE'S NAME AND ADDRESS

After recording return to:

Bruce L. Durant & Trudie D. Durant

5358 Eastwood

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Same

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/roll/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"

22218

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 Klamath Irrigation District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1064, First Addition to Gatewood.
4. 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 : September 3, 1976
 Book : M-76
 Page : 13888
5. Easement, including the terms and provisions thereof:
 Dated : June 26, 1905
 Recorded : May 18, 1907
 Book : 22
 Page : 479
 In favor of : United State of America
 (No specific location of record)
6. Easement, including the terms and provisions thereof:
 Dated : May 1, 1945
 Recorded : May 15, 1945
 Book : 176
 Page : 284
 In favor of : California Oregon Power Company
 For : Right of way for pole lines
 (No Specific Location)
7. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
 Grantor : Donald B. Hamilton and Ah Mooi Hamilton, husband and wife
 Trustee : William Sisemore
 Beneficiary : Klamath First Federal Savings and Loan Assn.
 Dated : June 14, 1977
 Recorded : June 15, 1977
 Book : M-77
 Page : 10506
 Amount : \$38,700.00
 WHICH, said Trust Deed the Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 11th day
 of December A.D., 19 87 at 10:56 o'clock A M., and duly recorded in Vol. M87
 of Deeds on Page 22217

FEE \$15.00

By Evelyn Biehn, County ClerkBy Pat Smith