

82470

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

RANDY M. ELLIS and JANET L. ELLIS, husband and wife
convey(s) to BRUCE A. BUDD and WILMA L. BUDD, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

Lot 7, Block 13, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the
County of Klamath, State of Oregon.

87 DEC 17 AM 10 56

"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 \$ 59,500.00. 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 9 day of DECEMBER, 19 87.

[Handwritten signatures of Randy M. Ellis and Janet L. Ellis]

Washington
STATE OF OREGON, County of Spokane) ss.

December 9, 19 87.
Personally appeared the above named Randy M. Ellis and Janet Ellis
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me: Delbra J. Zappich
Notary Public for Spokane Washington
My Commission Expires: 12-15-1990

Randy M. and Janet L. Ellis
GRANTOR'S NAME AND ADDRESS

Bruce A. and Wilma L. Budd
5482 Brentwood Dr.
Klamath Falls, OR 97603
GRANTEES NAME AND ADDRESS

After recording return to:
Klamath First Federal Savings & Loan
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,) 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/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.

SPACE RESERVED FOR RECORDER'S USE

By _____ Deputy

EXHIBIT "A"

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Gatewood.
3. Easement, including the terms and provisions thereof:
 - Dated : June 26, 1905
 - Recorded : May 18, 1907
 - Book : 22
 - Page : 479
 - In favor of : United States of America
(No specific location of record)
4. 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)
5. 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

Unofficial Copy

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 22221.

FEE \$15.00

Evelyn Biehn,
 By [Signature] County Clerk