

82828

**Aspen**
TITLE & ESCROW, INC.

Vol M87 Page 22847

WARRANTY DEED (INDIVIDUAL)

CARSON S. KENDALL and SHARON A. KENDALL, husband and wife

convey(s) to DONALD F. LARSON and RAYNA M. LARSON, husband and wife and JOHN P. BAGOY and THELMA M. BAGOY, husband and wife * all that real property situated in the County of Klamath, State of Oregon, described as:

Lots 2 and 3, JUNCTION ACRES, EXCEPTING THEREFROM the Easterly 10 feet conveyed to Klamath County, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Subject to rules and regulations of Fire Patrol District.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District. Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

*NOT AS TENANTS IN COMMON BUT WITH RIGHTS OF SURVIVORSHIP

"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 above

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 \$ 195,000.00. *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 18th day of December, 19 87.

Carson S. Kendall
Sharon A. Kendall

STATE OF OREGON, County of Klamath)ss.December 18, 19 87.Personally appeared the above named Carson S. Kendall and Sharon A. Kendall

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

Before me:

Grace D. Chandler
Notary Public for Oregon
My Commission Expires: 7-6-90

Carson S. and Sharon A. Kendall
2120 Huron

Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Donald F. and Rayna M. Larson

John P. and Thelma M. Bagoy

3006 Vale Rd., KFO 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings & Loan Assn.
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 Klamath

I certify that the within instrument was received for record on the 23rd day of December, 19 87, at 3:54 o'clock P. M., and recorded in book/reel/volume No. M87 on page 22847 or as document/fee/file/instrument/microfilm No. 82828, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By Bernetha Schelsch Deputy

Fee \$10.00

FORM 685-2.5M

SPACE RESERVED
FOR
RECORDER'S USE