

83575

S-31858

# Aspen

TITLE & ESCROW, INC.

## WARRANTY DEED (INDIVIDUAL)

Vol. M88 Page 852

CHARLES E. ROSECRANS and CATHERINE N. ROSECRANS, husband and wife  
convey(s) to GARY D. BAYLESS and RAE R. BAYLESS, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as: all that real property situated in the

Lots 67 and 68 of SECOND ADDITION TO SPORTSMAN PARK, in the County  
of Klamath, State of Oregon.

## SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Second Addition to Sportsman Park.
2. Subject to rules and regulations of Fire Patrol District.
3. Agreement providing for control of water level of Klamath Lake, including the terms and provisions thereof, recorded February 15, 1924 in Book 63 at page 459 and 468, Deed Records.
4. Conditions and Restrictions in Deed:  
Recorded: February 8, 1963, Book: 343, Page: 125 (Affects Lot 68)
5. Conditions and Restrictions in Deed:  
Recorded: August 6, 1968, Book: M-68 Page: 7155, (Affects Lot 67)

"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 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 \$33,000.00

However, the actual consideration for this transfer is \$33,000.00. The grantor has received from the grantee the sum of \$33,000.00, which is the full consideration for this transfer. The grantor has received from the grantee the sum of \$33,000.00, which is the full consideration for this transfer. The grantor has received from the grantee the sum of \$33,000.00, which is the full consideration for this transfer.

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 11 day of January, 1988.

*Charles E. Rosecrans*  
Charles E. Rosecrans

*Catherine N. Rosecrans*  
Catherine N. Rosecrans

STATE OF OREGON, County of Jackson ss.

On this 13th day of January, 1988.

Personally appeared the above named Charles E. Rosecrans and Catherine N. Rosecrans, husband and wife  
Instrument to be their voluntary act and deed, and acknowledged the foregoing

Before me:

*Danny [Signature]*  
Notary Public for Oregon  
My Commission Expires: 1-10-89

Charles E. Rosecrans  
Catherine N. Rosecrans

GRANTOR'S NAME AND ADDRESS

Gary D. Bayless  
Rae R. Bayless

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gary D. & Rae R. Bayless  
2473 Stonebrook Dr.  
Medford, OR 97504

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 Klamath ss.

I certify that the within instrument was received for record on the 15th day of January, 1988, at 3:40 o'clock P. M., and recorded in book/freel/volume No. M88 on page 852 or as document/fee/file/Instrument/microfilm No. 83575, Record of Deeds of said county.

Witness my hand and seal of County affixed.

*Evelyn Biehn*  
NAME  
Evelyn Biehn, County Clerk

By *[Signature]*  
NAME  
[Signature] Deputy

Fee: \$10.00

FORM 685-2.5M