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#31794 - Order No. 31795 Vol. 1488 Page 941

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

THOMAS J. DELSANTO and MARGARET J. DELSANTO, husband and wife
convey(s) to PAUL C. SCHMIDT and WENDY M. SCHMIDT, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 15, Block 5, Tract No. 1078, SECOND ADDITION TO KELENE GARDENS, 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 DEPART-
MENT 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 PLAN-
NING 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 \$ 43,500.00. However, the actual con-
sideration consists of or includes other property or value given or promised which is the whole consideration
(Indicate which) (Delete between symbols; if not applicable. See ORS 93.030) ~~part of the~~
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 19 day of January, 19 88.

Thomas J. DelSanto
Margaret J. DelSanto

STATE OF OREGON, County of Klamath) ss.
On this 18th day of January, 19 88.

Personally appeared the above named Thomas J. DelSanto and Margaret J. DelSanto
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me: *Charles D. Addington*
Notary Public for Oregon
My Commission Expires: 3-22-89

Thomas J. & Margaret J. DelSanto

GRANTOR'S NAME AND ADDRESS

Paul C. & Wendy M. Schmidt

GRANTEE'S NAME AND ADDRESS

After recording return to:
Paul C. & Wendy M. Schmidt

813 Southmoor Road
Mount Pleasant, MI 48858

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Paul C. & Wendy M. Schmidt

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 or as document/film/film/
instrument/microfilm No.
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

NAME

By

TITLE

Deputy

EXHIBIT "A"

SUBJECT TO:

1. Regulations, including levies, liens, assessments, rights of way and easements of Klamath Irrigation District and of South Suburban Sanitary District.
2. Restrictions as shown on the recorded plat.
3. Covenants, easements and restrictions, recorded September 17, 1974 in Book M-74 at page 12277, and amended July 16, 1975 in Book M-75 at page 8074.
4. Trust Deed in favor of First National Bank of Oregon, recorded February 23, 1978 in Book M-78 at page 3434, which Grantees herein hereby assume and agree to pay and hold Grantors herein harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow, Inc. the 19th day
of January A.D., 19 88 at 10:41 o'clock A M., and duly recorded in Vol. M88
of Deeds on Page 941.

FEE \$15.00

Evelyn Biehn, County Clerk
By *Ram Smith*