

83730

# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

Vol. M88 Page 1091

S-31831

RAY B. BURCH

\_\_\_\_\_, hereinafter called grantor,  
convey(s) to PAUL R. AUGSBERGER and SHIRLEY J. AUGSBERGER, Co-Trustees of THE AUGSBERGER  
FAMILY TRUST dated December 17, 1976 all that real property situated in the  
County of Klamath, State of Oregon, described as:

Lot 3, Block 64, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT,  
PLAT NO. 3, 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 \$1,200.00 ~~However, the actual consideration consists of the interest in the property or value given or promised which is the whole consideration and which is set out between symbols in the applicable section of the deed.~~

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 6th day of January,  
19 88.

Ray B. Burch  
Ray B. Burch

STATE OF OREGON, County of Clackamas ss.

On this 11 day of January, 19 88.

Personally appeared the above named Ray B. Burch

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

Before me:

Notary Public for Oregon  
My Commission Expires: 2-23-1992

Ray B. Burch

GRANTOR'S NAME AND ADDRESS

Paul Augsberger  
Shirley Augsberger

GRANTEE'S NAME AND ADDRESS

After recording return to:

Paul & Shirley Augsberger  
230 E. Laramie Drive  
Reno, NV 89511

NAME, ADDRESS, ZIP

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

Paul & Shirley Augsberger  
230 E. Laramie Drive  
Reno, NV 89511

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/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"

1092

## SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Klamath Falls Forest Estates Highway 66 Unit, Plat No. 3.
2. Subject to rules and regulations of Fire Patrol District.
3. Subject to reservations in Deeds from Ada Parsons Sparretorn to Henry P. Cox, et. al., recorded June 11, 1936 in Book 106 at page 459, Deed Recordd of Klamath County, Oregon. ".....reserving all oil, gas & minerals with the right to enter said land, to explore, bore wells and make excavations and remove all oils & minerals found, together with right of way for pipe lines." Covers Additional Property.
4. Easement, including the terms and provisions thereof:  
Granted to : The Pacific Telephone & Telegraph  
Company, A California Corporation  
Recorded : January 29, 1953  
Book : 259  
Page : 28
5. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion, or national origin appearing of record:  
Recorded : June 24, 1965  
Book : 362  
Page : 400

Said Covenants, Conditions and Restrictions set forth above contain among other things, levies and assessments of Highway 66 Unit 3 Road Maintenance Association.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow, Inc. the 22nd day  
of January A.D., 19 88 at 10:57 o'clock A M., and duly recorded in Vol. M88,  
of Deeds on Page 1091.

FEE \$15.00

Evelyn Biehn, County Clerk  
By *[Signature]*