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S-31849 WARBANTY DEED
S-31849
- NEID AND HAROLDINE F. REID, hushand and in
ou all at a
Lot 60, LAMRON HOMRES, in the County of Klamath, State of Oregon.
A 15 foot strip of land situated in the S ¹ / ₂ SW ¹ / ₄ SE ¹ / ₄ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:
Beginning at the Southeast corner of Lot 60, LAMRON HOMES SUBDIVISION; thence South 0° 07' East a distance of 15 feet to the South line of;
Section 11 and 100 30. West along the second Line of
of 15 feet to the Southwest corner of said lot 60' thence South 89° 56' East along the South line of said lot 60 a distance of 85 feet
less, to the main line of said lot 60 a distant unline South 89° 56'
Signing or accepting this instrument, the person acculation of the property described in this instrument in violation
"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND RECULATIONS. BEFORE SIGNING OF ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OF COUNTY PLANNING DEPART. THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY DAPPROVED
C THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPART. DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OF COUNTY PLANNING DEPART. NING DEPARTMENT TO VERIFY APPROVED USES
DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPART NING DEPARTMENT TO VERIFY APPROVED USES. and covenant(s) that assai
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.
The true and actual
The true and actual consideration for this transfer is \$ 49,500.00 XX40000000000000000000000000000000
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 20 day of T
IN WITNESS WHEREOF, the grantor has executed this instrument this _20_ day of,
\sim
Thomas J. Rent - Hand
STATE OF OREGON, County of Klamath
<u>-'On this</u> : St day of)ss.
Rend, hisband wife Instrument to be solve named
instrument to be in their
Instrument of the voluntary act and deed.
Before me: Landra Handra hen
Notary Public for
Thomas J. Reid
Haroldine F. Reid
GRANTOR'S NAME AND ADDRESS
Robin B. Mehl County of
After recording return to: HT42
RECORDER'S USE Instrument/microfilm No.
NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address. Robin B. Mehl and Gin I and Gi
Robin B. Mehl and Cindy Mehl
NAME, ADDRESS, ZIP
$By_{}$
Depòty
FORM 685-2.5M

EXHIBIT "A"

SUBJECT TO: 1. Conditions, restrictions as shown on the recorded plat of Lamron Homes. 2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District. 3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346, and as per Ordinance No. 31, recorded January 6, 1988, in Book M-88 at 4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, Recorded : July 28, 1958 Book : Page 301 : 380 Recorded : March 19, 1959 Book : 310 Page : 638 5. Easement, including the terms and provisions thereof: : March 6, 1980 Book : M-80 Page : 8377 Re-recorded : June 6, 1980 : M-80 Book Page : 10328 In favor of : Klamath County For : 15 foot drainage easement along South boundary of Lot 60. 6. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any: : Thomas J. Reid and Haroldine F. Reid Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs Dated : June 16, 1980 Recorded : June 16, 1980 Book : M-80 Page : 11024 Amount : \$48,355.00 WHICH, THE Grantee herein agrees to assume and pay according to the STATE OF OREGON: COUNTY OF KLAMATH: Filed for record at request of ______ Aspen Title & Escrow, Inc. _ A.D., 19 <u>88</u> at <u>3:51</u> o'clock P M., and duly recorded in Vol. _ of _____ 27th __Deeds day FEE \$15.00 M88 on Page _1314 Evelyn Biehn, County Clerk By 200

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