

84530

Escrow No. M31993/Order No. 31994

**Aspen**  
TITLE & ESCROW, INC.

Vol. m88 Page 2419

**WARRANTY DEED (INDIVIDUAL)**

RONALD E. DOWELL

convey(s) to JIMMIE J. JENKINS, hereinafter called grantor,County of Klamath, State of Oregon, described as:

Lot 22, Block 5, SECOND ADDITION TO WINEMA 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 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 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 \$ 60,000.00. \*However, the actual consideration consists of or includes other property or value given or promised which is <sup>the whole</sup> ~~part~~ 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 18<sup>th</sup> day of February, 19 88.

Ronald E. Dowell

STATE OF OREGON, County of Klamath )ss.On this 18<sup>th</sup> day of February, 19 88.Personally appeared the above named Ronald E. Dowell

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

Before me:

Barlene P. Addington  
Notary Public for Oregon  
My Commission Expires: 3-22-89

Ronald E. Dowell

GRANTOR'S NAME AND ADDRESS

Jimmie J. Jenkins

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jimmie J. JenkinsP.O. Box 1094City, 97601

NAME, ADDRESS, ZIP

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

Jimmie J. JenkinsP.O. Box 1094City, 97601

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 \_\_\_\_\_ of as document/file/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_

Deputy

EXHIBIT "A"

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SUBJECT TO:

1. Restrictions as shown on the recorded plat.
2. Reservations in Deed recorded September 28, 1949 in Book 234 at page 248.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Trust Deed, in favor of First Federal Savings And Loan Association, recorded February 18, 1977 in Book 14-77 at page 2964, which Grantee herein hereby assumes and agrees to pay and hold Grantor herein harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow, Inc. the 19th day  
of February A.D., 19 88 at 3:10 o'clock P M., and duly recorded in Vol. M88  
of Deeds on Page 2419

FEE \$15.00

Evelyn Biehn,  
By [Signature] County Clerk