

84879



#M32021

WARRANTY DEED (INDIVIDUAL)

Vol. M88

Page 3023

SAM N. FESKANICH and GLADYS C. FESKANICH

convey(s) to ROBERT L. CHAPMAN and GENIE FOWLER, not as tenants in common but with full rights of survivorship
County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 10, Block 101, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4, 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 \$ 4,000.00. However, the actual consideration 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) 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 2nd day of February March, 19 88.

Sam N. Feskanich
Gladys C. Feskanich

STATE OF OREGON, County of Klamath ss.
On this 2nd day of March, 19 88.

Personally appeared the above named Sam N. Feskanich and Gladys C. Feskanich
Instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me: Shirley V. Addington
Notary Public for Oregon
My Commission Expires: 3-22-89

Sam N. & Gladys C. Feskanich

GRANTOR'S NAME AND ADDRESS

Robert L. Chapman & Genie Fowler

GRANTEE'S NAME AND ADDRESS

After recording return to: 147+C

Robert L. Chapman & Genie Fowler

NAME, ADDRESS, ZIP

Robert L. Chapman & Genie Fowler

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"

3024

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat.
2. Subject to rules and regulations of Fire Patrol District.
3. Declaration of Conditions and Restrictions, recorded July 21, 1965 in Book M-65 at page 165.
4. The By-Laws for Highway 66 Unit 4 Road Maintenance Association, recorded May 22, 1974 in Book M-74 at page 6382.
5. Affidavit entitled Notice of Road Maintenance Assessment and Dues, recorded December 8, 1986 in Book M-86 at page 22553.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow, Inc. the 2nd day
of March A.D., 19 88 at 3:32 o'clock P M., and duly recorded in Vol. M88
of Deeds on Page 3023

FEB \$15.00

By Evelyn Biehn, County ClerkPlam Smith