ATC#C32063

85174

Aspen TITLE & ESCROW, INC.

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WARRANTY DEED (INDIVIDUAL)

ROBERT W. CHAMBERS and F. EARLENE CHAMBERS, husband and wife

, hereinafter called grantor, convey(s) to ANDREW A. PATTERSON, as to an undivided ½ interest; and WILLIAM R. ADDINGTON & MARLENE T. ADDINGTON, husband & wife, as to an undivided** all that real property situated in the County of Klamath, State of Oregon, described as: **½ interest

Lot 10, Block 7, Tract No. 1025, WINCHESTER, 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 $30,432.48. *However, the actual consideration consists of or includes other property or value given or promised which is the whole ~~part of the~~ 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 ____ day of March, 19 88.

x Robert W. Chambers

x F. Earlene Chambers

STATE OF OREGON, County of Washington)ss.

On this 9th day of March, 19 88.

Personally appeared the above named Robert W. Chambers and F. Earlene Chambers and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Eric W. Hall

Notary Public for Oregon

My Commission Expires: 3-3-90

ERIC W. HALL NOTARY PUBLIC STATE OF OREGON

Robert W. & F. Earlene Chambers

GRANTOR'S NAME AND ADDRESS

Andrew A. Patterson
William R. & Marlene T. Addington

GRANTEE'S NAME AND ADDRESS

After recording return to:

ASPEN TITLE & ESCROW, INC.

NAME, ADDRESS, ZIP

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

Andrew A. Patterson
600 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss.

County of ____

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

FORM 685-2.5M

EXHIBIT "A"

SUBJECT TO:

1. Restrictions as shown on the recorded plat.
2. Covenants, easements and restrictions, recorded September 9, 1971 in Book M-71 at page 9617.
3. Regulations, including levies, liens, assessments, rights of way and easements of Klamath Irrigation District and of South Suburban Sanitary District.
4. Trust Deed in favor of First National Bank, recorded June 18, 1976 in Book M-76 at page 9111, which Grantee herein hereby assumes and agrees to pay and hold Grantor herein harmless therefrom.
5. Trust Deed, in favor of Transamerica Financial Services, recorded July 7, 1983 in Book M-83 at page 10782, which Grantee herein does not assume nor agree to pay.
6. Trust Deed in favor of Paddock Real Estate Co., recorded July 7, 1983 in Book M-83 at page 10784, 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 14th day of March A.D., 19 88 at 11:07 o'clock A M., and duly recorded in Vol. M88, of Deeds on Page 3497.

Evelyn Biehn, County Clerk
By Pam Smith

FEE $15.00