

85273

S-32098

**Aspen**  
TITLE & ESCROW, INC.  
**WARRANTY DEED (INDIVIDUAL)**

Vol. M88

Page 3655

JAMES PETER HEATH and MARY E. HEATH, husband and wife  
convey(s) to MICHAEL A. LOCKREM and DEBORA A. LOCKREM, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as:

Lot 3, Block 1, FIRST ADDITION TO LOMA LINDA, 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"

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 \$ 67,000.00. However, the actual consideration is the property described in this deed which is part of the consideration.

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 15 day of March, 19 88.

James Peter Heath  
James Peter Heath  
Mary E. Heath  
Mary E. Heath  
By Attorney in Fact  
James Peter Heath

STATE OF OREGON, County of Klamath  
On this 15<sup>th</sup> day of March, 19 88.

Personally appeared the above named James Peter Heath and Mary E. Heath,  
husband and wife  
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me: Sandra Handsaker

Notary Public for Oregon

My Commission Expires: 7-23-89

James Peter Heath  
Mary E. Heath

GRANTOR'S NAME AND ADDRESS

Michael A. Lockrem  
Debora A. Lockrem

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael A. & Debora A. Lockrem  
2312 Linda Vista  
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

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 \_\_\_\_\_ of as document/fee/file/  
Instrument/microfilm No. \_\_\_\_\_,  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

SPACE RESERVED  
FOR  
RECORDER'S USE

NAME

TITLE

By \_\_\_\_\_ Deputy

## SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of First Addition to Loma Linda.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Reservations and restrictions, including the terms and provisions thereof, as set forth in that certain instrument, recorded March 25, 1932 in Book 97 at page 177, Deed Records of Klamath County, Oregon.
4. Conditions and restrictions, imposed by Declaration of Conditions and Restrictions including the terms and provisions thereof, recorded August 17, 1964 in Book 355 at page 361, Deed Records of Klamath County, Oregon and amended by instrument, recorded January 15, 1968 in Book M-68 at page 351, Microfilm Records of Klamath County, Oregon, omitting restrictions, if any, based on race, color, religion or national origin.
5. Easement, including the terms and provisions thereof:
 

|            |  |
|------------|--|
| For        | : Right of Way                                       |
| Granted to | : Pacific Power & Light Company, a Maine Corporation |
| Dated      | : June 7, 1965                                       |
| Recorded   | : June 22, 1965                                      |
| Book       | : 362  |
| Page       | : 376  |

FORM No. 139—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

ss.

On this the 15th day of March, 1988 personally appeared

JAMES PETER HEATH

who, being duly sworn (or affirmed), did say that he is the attorney in fact for

MARY E. HEATH

and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me:

*Sandra Handscher*

Notary for the State of Oregon

My Commission Expires: 7-23-89

(Title of Officer)

(Official Seal)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow, Inc. the 15th day of March A.D. 19 88 at 4:21 o'clock P.M., and duly recorded in Vol. M88 of Deeds on Page 3655.

FEE \$15.00

Evelyn Biehn, County Clerk

By *Pam Smith*