

86332



#M-31504-Order No. 31660

**Aspen**

TITLE &amp; ESCROW, INC.

**WARRANTY DEED (INDIVIDUAL)**Vol. M88 Page 5900

DONALD J. LEGGET And ELIDA LEGGET, husband and wife

convey(s) to RIVERSIDE ENGINEERING COMPANY,, hereinafter called grantor,County of Klamath, State of Oregon, described as:Lots 1 through 7, inclusive, in Block 6, BELLA VISTA TRACT 1235,  
in the County of Klamath, State of Oregon.

## SUBJECT TO:

- 1) Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Bella Vista Tract 1235.
- 2) Subject to rules and regulations of Fire Patrol District.
- 3) Reservations and restrictions as contained in Deed recorded in Book 175 at page 421, Deed Records.
- 4) Declaration of Conditions and Restrictions recorded August 14, 1987 in Book M-87 at page 14651, and as Amended in Book M-88, page 5869.
- 5) Real property taxes, plus interest, from and including taxes for the fiscal year 1985-'86, 1986-'87 and 1987-'88 forward.

"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 as set forth hereinabove

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 Release of Judgment. 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 10th day of March, 1988.

Donald J. Legget

Elida Legget

STATE OF OREGON, County of Klamath

)ss.

Personally appeared the above named Donald J. Legget and Elida Legget

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

Before me:

Notary Public for OregonMy Commission Expires: 3-22-89

DONALD J. &amp; ELIDA LEGGET

GRANTOR'S NAME AND ADDRESS

RIVERSIDE ENGINEERING COMPANY

GRANTEE'S NAME AND ADDRESS

After recording return to:

Riverside Engineering Company

7070 SW Fir Loop

Tigard, Oregon 97224

NAME, ADDRESS, ZIP

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

Riverside Engineering Company

7070 SW Fir Loop

Tigard, Oregon 97224

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 15th day of April, 1988, at 4:15 o'clock P. M., and recorded in book/reel/volume No. M88 on page 5900 or as document/fee/file/instrument/microfilm No. 86332, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Renee H. Helich Deputy

Fee \$10.00