

86337



**Aspen**  
TITLE & ESCROW, INC.

**WARRANTY DEED (INDIVIDUAL)**

DONALD J. LEGGET and ELIDA LEGGET, husband and wife, hereinafter called grantor,  
convey(s) to WESTERN BANK, an Oregon banking corporation all that real property situated in the  
County of Klamath, State of Oregon, described as:

Lots 1 and 2 in Block 5, BELLA VISTA SUBDIVISION TRACT 1235, in  
the County of Klamath, State of Oregon.

**SUBJECT TO:**

1. Restrictions as shown on the recorded plat.
2. Subject to rules and regulations of Fire Patrol District.
3. Reservations and restrictions as contained in Deed recorded in Volume 175 at page 421.
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.

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 \$Equitable Exchange However, the actual consideration consists of or includes other property or value given or promised which is <sup>the whole</sup> <sub>part of the</sub> 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  
Donald J. Legget  
Elida Legget  
Elida Legget

STATE OF OREGON, County of Klamath )ss.  
March 10, 1988.

Personally appeared the above named Donald J. Legget and Elida Legget and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: W. Darlene P. Addington  
Notary Public for Oregon  
My Commission Expires: 3-22-89

Donald J. & Elida Legget

GRANTOR'S NAME AND ADDRESS

Western Bank

GRANTEE'S NAME AND ADDRESS

After recording return to:

Western Bank, Special Asset Dept.

P.O. Box 1377

Coos Bay, OR 97420  
NAME, ADDRESS, ZIP

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

Western Bank

P.O. Box 1377

Coos Bay, OR 97420  
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 5923 or as document/fee/file/ instrument/microfilm No. 86337, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, -County Clerk  
NAME TITLE  
By Deborah A. Hylton Deputy

Fee \$10.00