

04-13555

ATC 32197

86882

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

1788 Page 6873

JOHN R. KETCHUM and SHERI E. KETCHUM, husband and wife  
convey(s) to TODD WOODWARD MILLER and JAN E. MILLER, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 16, Block 15, KLAMATH RIVER ACRES FIRST ADDITION, 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 DEPART-  
MENT 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 PLAN-  
NING 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 \$ 69,000.00. However, the actual con-  
sideration consists of or includes other property or value given or promised which is <sup>the whole</sup> 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 28th day of April,  
19 88.

STATE OF OREGON, County of Klamath )ss.  
April 28, 19 88.

Personally appeared the above named John R. Ketchum and Sheri E. Ketchum  
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me: Diane O. Chandler  
Notary Public for Oregon  
My Commission Expires: 7-6-90

John R. and Sheri E. Ketchum

GRANTOR'S NAME AND ADDRESS

Todd Woodward and Jan E. Miller

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings & Loan  
540 Main St.

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

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/filer/  
Instrument/microfilm No. \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

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

SPACE RESERVED  
FOR  
RECORDER'S USE

## EXHIBIT "A"

## SUBJECT TO:

1. Subject to rules and regulations of Fire Patrol District.
2. Conditions, restrictions as shown on the recorded plat of Klamath River Acres First Addition.
3. Formation of Klamath River Acres Special Road District, including the terms and provisions thereof:

Dated : June 13, 1975

Recorded : June 13, 1975

Book : M-75

Page : 2253

4. Easement as disclosed by instrument:

For : Transmission line over N $\frac{1}{2}$ SW $\frac{1}{4}$  and SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Sec. 25, Twp 39 S., R 7 EWM. and other lands not in this addition

Granted to : The California Oregon Power Company

Recorded : November 16, 1956

Book : 288

Page : 72

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 29th day  
of April A.D. 1988 at 4:32 o'clock P M., and duly recorded in Vol. M88,  
of Deeds on Page 6873.

FEE \$15.00

Evelyn Biehn

County Clerk

By

Bernetha D. Detrich