

OK

87104

ASPEN S-32082
WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That MOLATORE GERBERT RUSTH & CO., P.C.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JERRY J. PEACORE and MARALEA A. PEACORE, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Westerly 200 feet of the Northerly 425 feet of Lot 1, Block 4, of Tract No. 1080, WASHBURN PARK, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Washburn Park.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance no. 29, recorded May 24, 1983, in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346, and as per Ordinance No. 31, recorded January 6, 1988 in Book M-88 at page 207.
3. Easement, including the terms and provisions thereof:
For : Right of way
Granted to : California-Pacific Utilities

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

Dated: May 16, 1977

Recorded: May 17, 1977

Book: M-77

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grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$50,000.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 4th day of May, 1988; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

MOLATORE GERBERT RUSTH & CO., P.C.

BY: Larry L. Dickson President

STATE OF OREGON,

County of _____, 19____

STATE OF OREGON, County of Klamath, ss. May 6, 19 88

Personally appeared Larry L. Dickson and _____ who, being duly sworn,

each for himself and not one for the other, did say that the former is the the president and that the latter is the secretary of

MOLATORE GERBERT RUSTH & CO., P.C., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: Sandra Handsaker

Notary Public for Oregon

My commission expires: 07-23-89

(OFFICIAL SEAL)

Before me: Notary Public for Oregon
My commission expires:

Molatore Gerbert Rusth & Co. P.C.

GRANTOR'S NAME AND ADDRESS

Jerry J. Peacore
Maralea A. Peacore

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jerry J. Peacore & Maralea A. Peacore
4445 Sycamore
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Jerry J. Peacore & Maralea A. Peacore
4445 Sycamore
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 6th day of May, 1988, at 4:19 o'clock P.M., and recorded in book/reel/volume No. M88 on page 7244 or as fee/file/instrument/microfilm/reception No. 87104, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Bernetha A. Letch Deputy

Fee \$10.00