

WARRANTY DEED - INDIVIDUAL

Aspen S 32238

AFTER RECORDING RETURN TO:

DAVID W. WHITCOMB
JOANN L. WHITCOMB
4325 STURDIVANT
KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

MICHAEL V. SUPENIA AND RUTH A. SUPENIA, HUSBAND AND WIFE
hereinafter called grantor, convey(s) to DAVID W. WHITCOMB AND
JOANN L. WHITCOMB, HUSBAND AND WIFE all that real property
situated in the County of KLAMATH, State of Oregon, described
as:

LOT 8, BLOCK 1, WINCHESTER TRACT #1007, 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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except:

1. Conditions, Restrictions as shown on the recorded plat of
Winchester Tract #1007.
2. Regulations, including levies, assessments, water and irrigation
rights and easements for ditches and canals of Klamath Irrigation
District.
3. Declaration of Conditions and Restrictions, but omitting any
restrictions based on race, color, religion or national origin
appearing of record:
Recorded : September 21, 1970
Book : M-70
Page : 8316
4. 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.
5. Trust Deed, including the terms and provisions thereof to secure the
amount noted below and other amounts secured thereunder, if any:
Grantor : Michael V. Supenia and Ruth A. Supenia
Trustee : Mountain Title Company
Beneficiary : United States National Bank of Oregon
Dated : March 15, 1978
Recorded : March 14, 1978
Book : M-78 Page: 5649 Amount: \$31,500.00

The Beneficiary interest thereunder was assigned:

To : Commerce Mortgage Company
Recorded : June 20, 1978 Book: M-78 Page: 13015

Reassignment of Deed of Trust executed by Federal National Mortgage
Association which purports to revest the beneficial interest in said
Deed of Trust in the United States National Bank of Oregon, recorded
July 20, 1978 in Book M-78 at page 16501.

SAID TRUST DEED THE GRANTEE HEREIN AGREES TO ASSUME AND PAY ACCORDING
TO THE TERMS AND PROVISIONS CONTAINED THEREIN.

6. Application and Agreement for Exemption from Payment of Assessments
Continued on next page

by and between Michael V. Supenia and Ruth A. Supenia and Klamath Irrigation District recorded January 29, 1986 in Book M-86 at page 1591, which cites in part as follows: "...to consent and agree to the exemption of the above described lands from the payment of the assessments of said District pursuant to Oregon Laws 1985, chapter 581, Section 4;".

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 \$36,000.00.

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 17th day of May 1988.

Michael V. Supenia
MICHAEL V. SUPENIA

Ruth A. Supenia
RUTH A. SUPENIA

STATE OF OREGON, County of KLAMATH)ss.

June 1, 1988.

Personally appeared the above named MICHAEL V. SUPENIA AND RUTH A. SUPENIA and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Sandra Handsaker
Notary Public for OREGON

My Commission Expires: 7-23-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of June A.D., 19 88 at 4:20 o'clock P M., and duly recorded in Vol. M88
of Deeds on Page 8502

FEE \$13.00

Evelyn Biehn
By Marilyn Moran County Clerk