



Aspen 32525

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
 REXFORD A. CURRY
 TAMI L. CURRY
 6002 Logan Drive
 Klamath Falls, Oregon 97603

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

JASPER B. FORD and BLANCHE M. FORD, husband and wife hereinafter called grantor, convey(s) to REXFORD A. CURRY and TAMI L. CURRY, husband and wife, hereinafter called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 5, Block 1, COUNTRY GARDENS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. 1988-1989 taxes, a lien not yet payable.
2. Conditions, Restrictions as shown on the recorded plat of Country Gardens.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
4. Agreement between Henry E. Ankeny, et al., and the United States of America, dated February 12, 1906, recorded August 26 1909 in Book 27 at page 340, Deed Records of Klamath County, Oregon, being for irrigation purposes.
5. Agreement between United States of America and J. W. Siemens, dated March 20, 1919, recorded April 19, 1919, in Book 50 at page 163, Deed Records, as supplemented by Contract between United States of America and J. W. Siemens, dated February 19, 1920 recorded June 7, 1920 in book 52 at page 567, Deed Records of Klamath County, Oregon, being for drainage ditches.
6. Easement, including the terms and provisions thereof:
 For: Pipeline for irrigation
 Granted to: Charles G. Axel, et ux.
 Recorded: March 20, 1951 Book: 246 Page: 30
7. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:
 Recorded: December 2, 1971 Book: M-71 Page: 12674
8. Document entitled "To: The Homeowners of Country Gardens" recorded October 7, 1980 in Book M-80 at page 19375, which cites in part as follows: "I, the undersigned agree to special variance of the 'proposed protective covenants Country Gardens' to item #7 'Fences & walls'. I agree to give special permission to John and Maureen Riess, 6027 Homedale Road, Lot #14, Country Gardens, permission to erect a fence on their property line in front of their house, and eliminate the minimum building setback line as stated in Item #1 Country Gardens Declaration."

"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
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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 those set out above.

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 \$55,000.00.

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 2nd day of August, 1988.

Jasper B. Ford
JASPER B. FORD

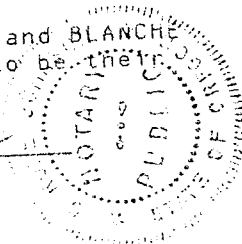
Blanche M. Ford
BLANCHE M. FORD

STATE OF OREGON, County of KLAMATH)ss.

August 2, 1988.

Personally appeared the above named JASPER B. FORD and BLANCHE M. FORD and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Carol Johnson
Notary Public for OREGON
my Commission Expires: 1-15-90



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 5th day
of Aug. A.D., 19 88 at 11:28 o'clock A.M. and duly recorded in Vol. M88
of Deeds on Page 12687

Evelyn Biehn - County Clerk

By Debbie Mullendore

FEE \$13.00