

38621

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

M. MAYNARD WOOD and SANDRA M. WOOD, husband and wife, hereinafter called grantor,
 convey(s) to STANLEY D. GILBERT and LORINDA E. GILBERT, husband and wife
 all that real property situated in the
 County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

"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.

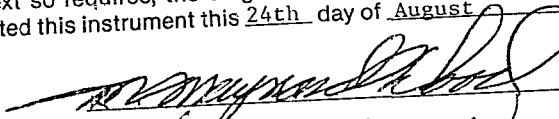
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

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 \$ 59,900.00. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} _{part of the} 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 24th day of August, 19 88.

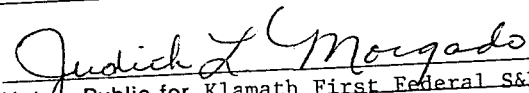

 Sandra M. Wood

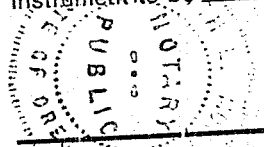
STATE OF OREGON, County of Klamath)ss.

August 24, 19 88.

Personally appeared the above named M. Maynard Wood and Sandra M. Wood and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:


 Notary Public for Klamath First Federal S&LA
 My Commission Expires: 8-31-91



M. Maynard Wood
Sandra M. Wood

GRANTOR'S NAME AND ADDRESS

Stanley D. Gilbert
Lorinda E. Gilbert

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

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/file/instrument/microfilm No. _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
 FOR
 RECORDER'S USE

By _____ TITLE _____ Deputy

EXHIBIT "A"

Beginning at the most Northerly corner of Lot 2, Block 37, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Southwesterly along the line between Lots 1 and 2 in said Block 37, 100 feet; thence Southerly and parallel to Pacific Terrace 45 feet; thence Southwesterly parallel to Portland Street 50 feet to the alley; thence Southerly and parallel to Pacific Terrace 10 feet to the Northerly line of Lot 3 in said Block 37; thence Easterly along said line of Lot 3, 62 1/2 feet; thence Southerly and parallel to Pacific Terrace 1 foot; thence Easterly parallel to Portland Street 87 1/2 feet to Pacific Terrace; thence Northerly along the Westerly line of Pacific Terrace 56 feet to the place of beginning.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, Restrictions as shown on the recorded plat of Hot Springs Addition.
3. Reservations in deed from The Klamath Development Co., a corporation to E. E. Sielaff, dated June 27, 1913, recorded September 26, 1913 in Book 41 at page 19, Deed Records of Klamath County, Oregon.
4. Easement, including the terms and provisions thereof:
 - For : Joint driveway
 - Between : George C. Stevens and Fannie Stevens, husband and wife and Loren L. Palmerton and Edith B. Palmerton, husband and wife
 - Recorded : October 20, 1945
 - Book : 181
 - Page : 170
5. Easement as reserved in Warranty Deed:
 - For : Joint Driveway
 - Recorded : November 9, 1981
 - Book : M-81
 - Page : 19527
 - Fee NO. : 6293
6. Taxes for the year 1988-89 are now a lien but not yet payable.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 24th day of Aug. A.D., 19 88 at 4:03 o'clock P.M., and duly recorded in Vol. M88 of Deeds on Page 13714.
 By Evelyn Biehn County Clerk
Pauline Mullens

FEE \$13.00