

32615

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:

JIMMIE J. RODDY

MAXINE A. RODDY

1881 ACADEMY ST
Klamath Falls Oregon 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

ROY W. PRICE and CHRISTINE L. PRICE, husband and wife
hereinafter called grantor, convey(s) to JIMMIE J. RODDY and
MAXINE A. RODDY, husband and wife hereinafter called grantee,
all that real property situated in the County of Klamath, State
of Oregon, described as:

Lot 1, Block 14, TRACT NO. 1079, SIXTH ADDITION TO SUNSET
VILLAGE, 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) 1988-89 taxes, a
lien not yet payable. 2) Conditions, Restrictions as shown on
the recorded plat. 3) Regulations, including levies, liens,
assessments, rights of way and easements of Enterprise
Irrigation District and of South Suburban Sanitary District. 4)
This property lies within and is subject to the levies and
assessments of the Sunset Lighting District. 5) Declaration of
Conditions and Restrictions, recorded June 29, 1973 in Book M-73
at page 8283.

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
\$57,000.00.

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 26th day of August 1988.

Roy W. Price
ROY W. PRICE

Christine L. Price
CHRISTINE L. PRICE

STATE OF OREGON, County of Klamath)ss.

On this 26th day of August, 1988,

personally appeared the above named ROY W. PRICE and CHRISTINE
PRICE and acknowledged the foregoing instrument to be their
voluntary act and deed.

STATE OF OREGON;
County of Klamath ss.

Debra Handacher
Notary Public for Oregon
My Commission Expires: 1-15-90

Filed for record at request of:

Aspen Title Co.

on this 31st day of Aug. A.D., 19 88
at 11:51 o'clock A.M. and duly recorded
in Vol. M88 of Deeds Page 14140

Evelyn Biehn County Clerk

By Pauline Mullendore

Fee, \$8.00

Deputy.

1988 AUG 31 AM 11:51
MR.