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Ln #04-42523

ATC #32787

Vol. m88 Page 17735

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

GARY LEE STEWART and MELVIN L. STEWART

convey(s) to RODNEY GARRETT and LESLIE GARRETT, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

Lot 7, Block 1, Tract No. 1158, THIRD ADDITION TO EAST HILLS, 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."

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 \$ 58,000.00. 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 20th day of October, 19 88.

Gary Lee Stewart
Gary Lee Stewart
Melvin L. Stewart
Melvin L. Stewart

STATE OF OREGON, County of Klamath)ss.

October 20, 19 88.

Personally appeared the above named Gary Lee Stewart and Melvin L. Stewart instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Judith L. Morgan
Notary Public for Klamath First Federal
My Commission Expires: 8-31-91

Gary Lee Stewart and Melvin L. Stewart

GRANTOR'S NAME AND ADDRESS

Rodney Garrett and Leslie Garrett
1837 Ridge Road

Klamath Falls, Oregon 97603
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,

County of _____ ss.

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.

By _____ NAME _____ TITLE _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

88 OCT 21 AM 11 38

EXHIBIT "A"

SUBJECT TO:

1. Taxes for 1988-89, a lien payable, but not yet due.
2. Conditions, Restrictions as shown on the recorded plat of Third Addition to East Hills.
3. This property lies within and is subject to the levies and assessments of the Moyina Water District.
4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Basin View Drainage District.
5. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:
 Recorded : June 11, 1979
 Book : M-79
 Page : 13704
6. 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.
 of Oct. A.D., 19 88 at 11:38 o'clock A. M., and duly recorded in Vol. M88
 of Deeds on Page 17735
 Evelyn Biehn County Clerk
 By Douglas Mullendore

FEE \$13.00