



# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

Earnest A. Johnson and Patricia A. Johnson, who acquired title as Patricia A. Lockrem  
convey(s) to Kenneth G. Young

County of Klamath, State of Oregon, described as:

Lot 22, SCHIESEL TRACTS, 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 \$41,000.00. "However, the actual consideration consists of or includes other property or value given or promised which is <sup>the whole</sup> 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 30 day of December, 19 88.

Earnest A. Johnson  
Patricia A. Johnson

STATE OF OREGON, County of Klamath) ss.

December 30, 19 88.

Personally appeared the above named Earnest A. Johnson and Patricia A. Johnson  
who acquired title as Patricia A. Lockrem 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

Earnest A. Johnson  
Patricia A. Johnson

GRANTOR'S NAME AND ADDRESS

Kenneth G. Young

GRANTEE'S NAME AND ADDRESS

After recording return to:

Kenneth G. Young

5700 Schiesel

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

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.

NAME

TITLE

By \_\_\_\_\_

Deputy

## EXHIBIT "A"

1. Conditions, Restrictions as shown on the recorded plat of Schiesel Tracts.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Drainage District.
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, recorded September 18, 1986 in Book M-86 at page 16863 in favor of Klamath First Federal Savings and Loan Association, which Trust Deed the Grantee herein assumes and agrees to pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 4th day  
 of Jan. A.D., 1989 at 11:41 o'clock A.M., and duly recorded in Vol. M89,  
 of Deeds on Page 112.  
 Evelyn Biehn, County Clerk  
 By Charles Mullins

FEE \$13.00