

99488

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

Vol. m89 Page 7037

CHARLES THOMAS CLARDY

convey(s) to ORLAND D. DIXON and CAROL C. DIXON, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as:

Lot 55, LAMRON HOMES, together with a strip of land 15 feet wide adjacent to and parallel with the South boundary of said Lot, 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 <sup>the whole</sup> <sub>part of the</sub> 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 26<sup>th</sup> day of APRIL, 1989.

Charles Thomas Clardy

STATE OF OREGON, County of KLAMATH )ss.

Personally appeared the above named

CHARLES THOMAS CLARDY

instrument to be HIS voluntary act and deed.

and acknowledged the foregoing

Before me:

Sue J. Aagaard

Notary Public for OREGON

My Commission Expires: 4/24/93

Charles Thomas Clardy

GRANTOR'S NAME AND ADDRESS

Orland D. & Carol C. Dixon  
5200 Sturdevant Ave  
Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Klamath First Federal Savings  
540 Main St.  
Klamath Falls OR 97603

NAME, ADDRESS, ZIP

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

Same as above

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.

NAME

TITLE

By \_\_\_\_\_

Deputy

## EXHIBIT "A"

## SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of Lamron Homes, including set back provisions, as delineated on the recorded plat, 15 feet from front lot line and utility easements as delineated on the recorded plat along rear lot lines.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. 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.
4. Conditions and Restrictions, including the terms and provisions thereof:  
 Recorded : July 28, 1958  
 Book : 301  
 Page : 380  
 And in Book : 310  
 Page : 638
5. Easement, including the terms and provisions thereof:  
 For : A 15 foot drainage easement to construct and maintain a drain pipe  
 Granted to : Klamath County, Oregon  
 Recorded : December 26, 1979  
 Book : M-79  
 Page : 29554

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 26th day  
 of April A.D., 19 89 at 11:08 o'clock A. M., and duly recorded in Vol. M89,  
 of Deeds on Page 7037.

FEE \$13.00

Evelyn Biehn, County Clerk

By Darlene Nielsen