

1987

# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

FREDRIC D. PISOR and DORIS M. PISOR, husband and wife  
convey(s) to GLENN D. AKERS and MARGARET E. AKERS, husband and wife, hereinafter called grantor,  
all that real property situated in the  
County of Klamath, State of Oregon, described as:

Lot 5, Block 1, Tract 1044, WEMBLEY PARK, 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 \$ 66,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 27th day of June,  
19 89.

*Frederic D. Pisor who acquired title as*  
Frederic D. Pisor who acquired title as Frederic D. Pisor  
*Doris M. Pisor*  
Doris M. Pisor

STATE OF OREGON, County of Klamath )ss.

June 27, 19 89.

Personally appeared the above named Frederic D. Pisor and Doris M. Pisor  
instrument to be their voluntary act and deed.

Before me: *Judith L. Morgado*  
Notary Public for State of Oregon  
My Commission Expires: 8-31-91

Frederic D. & Doris M. Pisor  
6318 Harlan Drive

Klamath Falls, Oregon 97603  
GRANTOR'S NAME AND ADDRESS

Glen D. & Margaret E. Akers  
5237 Mazama Drive

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 and interest 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/leaf/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

SPACE RESERVED  
FOR  
RECORDER'S USE

## EXHIBIT "A"

## SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of Wembley Park.
2. Set back provisions as delineated on the recorded plat 25 feet from front lot line and 20 feet from side lot line.
3. Utility easements as delineated on the recorded plat 8 feet along rear lot line.
4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation 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.
6. Easement, including the terms and provisions thereof:  
 For : Reserving unto the grantor, her heirs and assigns, the easement to conduct irrigation water thru existing ditches along the North and East lines of said property, and subject to rights of way and easements of record and those apparent on the lands, over S $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$   
 Granted to : Magdalene Ezell, her heirs or assigns  
 Recorded : December 8, 1947  
 Book : 214  
 Page : 394

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 28th day  
 of June A.D., 19 89 at 11:06 o'clock AM., and duly recorded in Vol. M89,  
 of Deeds on Page 11551.  
 Evelyn Biehn County Clerk  
 By Pauline Muelandare

FEE \$13.00