

3596

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. m89 Page 14598

EDWARD J. SRCH and RUTH ANN SRCH, husband and wife, hereinafter called grantor,
convey(s) to KEITH ALLAN SRCH and DEBRA J. SRCH, husband and wife
County of Klamath, State of Oregon, described as:

Lot 12, Block 5, SECOND ADDITION TO WINEMA GARDENS, 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 \$ 59,900.00. 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 7th day of August, 19 89.

Edward J. Srch
EDWARD J. SRCH

Ruth Ann Srch
RUTH ANN SRCH

STATE OF OREGON, County of Klamath) ss.

August 7, 19 89.

Personally appeared the above named Edward J. and Ruth Ann Srch and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me

Draine Chandler
Notary Public for Oregon

My Commission Expires: 7-6-90

Edward J. & Ruth Ann Srch

1313 Pine Grove Rd.

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Keith Allan G. & Debra J. Srch

6214 Alva Ave.

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings & Loan Assn.

540 Main St.

Klamath Falls, OR 97601

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,

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"

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, Restrictions as shown on the recorded plat of Second Addition to Winema Gardens.
3. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:

Recorded : May 26, 1960
Book : 321
Page : 440

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. Reservations and restrictions in Deed from Anna E. Simmers, widow of A. J. Simmers, to Herman Lofdahl and W. E. Lofdahl, dated September 2, 1949, recorded September 28, 1949 in Book 234 at Page 248, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 7th day
of Aug. A.D., 19 89 at 3:47 o'clock P.M., and duly recorded in Vol. M89
of Deeds on Page 14598.

FEE \$13.00

Evelyn Biehn, County Clerk

By Carline Millendore