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34586
Aspen
 TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. m89 Page 22459

WILLIAM C. CHASE and JUDITH M. CHASE, husband and wife
 convey(s) to Lee S. Hopper and Melinda J. Hopper, husband and wife, as to a one-half interest, and John H. Lindell and Cardace S. Lindell, * all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 8, Block 5, Tract No. 1016, GREEN ACRES, in the County of Klamath, State of Oregon.

* husband and wife, as to a one-half interest

"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 17 day of November, 19 89.

x William C. Chase

x Judith M. Chase

South Carolina
 STATE OF OREGON, County of Florence)ss.

November 17, 19 89.

Personally appeared the above named William C. Chase and Judith M. Chase and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Loye W. Henderson
 Notary Public for South Carolina
 My Commission Expires: March 24, 1997

Chase

GRANTOR'S NAME AND ADDRESS

Hopper

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings
 and Loan

540 Main St. KFO 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

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/teletype/instrument/microfilm No. _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____

TITLE
 Deputy



EXHIBIT "A"

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of Green Acres.
2. Easement as shown on the plat:
For: : Pacific Power & Light Easement
Affects : Northerly portion
3. Easement, including the terms and provisions thereof:
For : Electric transmission line
Granted to : The California Oregon Power Company
Recorded : October 26, 1946
Book : 107
Page : 413
4. Easement, including the terms and provisions thereof:
For : Road purposes along North line of SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 1
Granted to : R. P. Breitenstein, et ux.
Recorded : March 31, 1950
Book : 237
Page : 641
5. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:
Recorded : July 24, 1970
Book : M-70
Page : 6147
6. Articles of Incorporation of Green Acres Improvement District, including the terms and provisions thereof:
Recorded : August 21, 1972
Book : M-72
Page : 9367
Recorded : July 10, 1973
Book : M-73
Page : 8797

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 20th day
of Nov. A.D., 19 89 at 3:51 o'clock PM., and duly recorded in Vol. M89,
of Deeds on Page 22459.

FEE \$13.00

Evelyn Biehn, County Clerk

By Cresline Muslandare