0900414095 ATC 35391 Vol. <u>m90</u> Page 13409 17217 ESCROW, INC. TITLE & WARRANTY DEED (INDIVIDUAL) , hereinafter called grantor, CAREN DULCE MOORE CARL G. PHELPS and TOSKA S. PHELPS, husband and wife all that real property situated in the convey(s) to ____ County of _____Klamath ____, State of Oregon, described as: Lot 52, Block 3, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of Oregon. Conditions, Restrictions as shown on the recorded plat of First SUBJECT TO: Declaration of Conditions and Restrictions, but omitting any restrictions 1. Declaration of Conditions and Restrictions, but omitting any restriction based on race, color, religion or national origin appearing of record, Recorded September 3, 1976 in Book M-76 at Page 13888.
Easement, including the terms and provisions thereof, granted to United States of America, recorded May 18, 1907 in Book 22 at Page 479. No specific location of record. Addition to Gatewood. No specific 4. Easement, including the terms and provisions thereof, for right of way for pole, granted to California Oregon Power Company, recorded May 15, 1945** 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 DEPART MENT 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 PLAN-H NING DEPARTMENT TO VERIFY APPROVED USES. and covenant(s) that grantor is the owner of the above described property free of all encumbrances except **in Book 176 at Page 284. No specific location. ie and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above. 8 The true and actual consideration for this transfer is 54,000.00.ºHowever, the actual consideration consists of or includes other property or value given or promised which is the whole part of the part of the (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 214 day of _____ Carm De moore 1990 STATE OF OREGON, County of ______ iss. 19 90 AREN DULLE (Hit King MANRE and acknowledged the foregoing Personally appeared the above named voluntary act and deed. randler HER instrument to be ll/Le Before me; UKE Notary Public for My Commission Expires: 011 15 STATE OF OREGON, Xulle Moore SS. <u>Klamath</u> County of I certify that the within instrument 689 9345 was received for record on the 6th day anta DODES , 19 _90 _, July asl of at 4:11 o'clock P_M., and recorded in book/reel/volume No. M90 on page 13409 or as document/fee/file/ and CRANTEE'S SPACE RESERVED FOR instrument/microfilm No. 17217 RECORDER'S USE Record of Deeds of said county. Witness my hand and seal of County 7601 NAME, ADDRESS, ZIP affixed. change is requested all tax statements shall be sent to the following address. Evelyn Biehn County Clerk as about same By Qauline Mulender Deputy NAME, ADDRESS, ZIP Fee \$28.00 FORM 685-2.5M