

19449



Vol. m90 Page 17267

WARRANTY DEED (INDIVIDUAL)

EDWARD PADGETT and CAROLEE PADGETT, husband and wife

convey(s) to IRA W. BEARD and MARGIE M. BEARD, husband and wife, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

The S $\frac{1}{2}$ of Lot 9, Block 4, ALTAMONT ACRES, in the County of Klamath, State of Oregon. EXCEPT the West 5 feet lying within Bisbee Avenue.

CODE 41 MAP 3909-3DC TL 1400

"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 \$ 39,000.00. 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 24th day of August,

19 90.

Edward Padgett
Edward Padgett
Carolee Padgett
Carolee Padgett

STATE OF OREGON, County of Klamath)ss.

August 24, 19 90.

Personally appeared the above named Edward Padgett and Carolee Padgett and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Judith L. Morgado
Notary Public for State of Oregon
My Commission Expires: 8-31-94

Edward Padgett
Carolee Padgett
C/O Klamath First Federal
GRANTOR'S NAME AND ADDRESS

Ira W. Beard
Margie M. Beard
2965 Bisbee St. Klamath Falls, OR
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal
2943 S. 6th St.

Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

Klamath First Federal
2943 S. 6th St.

Klamath Falls, OR 97603
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. 1990-91 Taxes, a lien not yet payable.
2. Conditions, Restrictions as shown on the recorded plat of Altamont Acres.
3. 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, and as per Ordinance No. 32, recorded May 14, 1990 in Book M-90 at Page 9131.
5. Conditions and Restrictions in Deed:

Recorded: September 2, 1925
Book: 68
Page: 261

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 28th day
of Aug. A.D., 19 90 at 4:39 o'clock P.M., and duly recorded in Vol. M90,
of Deeds on Page 17267.

FEE \$33.00

Evelyn Biehn - County Clerk

By Lauren Mulindar