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

Vol. 91 Page 1985

HOWARD D. HILL and LAURA S. HILL, husband and wife  
convey(s) to HELEN E. LITRELL, hereinafter called grantor,  
County of Klamath, State of Oregon, described as:

Lot 24, Block 13, Tract No. 1170, THIRD ADDITION TO THE MEADOWS,  
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 \$ 60,000.00. However, the actual consideration consists of or includes other property or value given or promised which is <sup>the whole</sup> ~~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 31st day of January, 1991.

STATE OF OREGON, County of KLAMATH ss.

31st, 1991.

Personally appeared the above named HOWARD D. HILL & LAURA S. HILL and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me:

Donald A. Page  
Notary Public for OREGON  
My Commission Expires: 4/24/93

Howard D. & Laura S. Hill

GRANTOR'S NAME AND ADDRESS

Helen E. Litrell  
4421 Blackberry Ct.  
Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Klamath Trust Federal  
240 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,

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

SPACE RESERVED  
FOR  
RECORDER'S USE

EXHIBIT "A"

SUBJECT TO:

1. Assessments, if any, due to the City of Klamath Falls for Water Use.
  2. 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.
  3. Utility easements as delineated on the recorded plat along the Easterly 16 feet, the Southwesterly 8 feet and the Westerly 5 feet. A 25 foot building set back line from Blackberry Court.
  4. Reservations as contained in plat dedication, to wit: "...said plat subject to: (a) Easements for public utilities, TV and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities, TV and drainage (b) A 25 foot building set back line on the front of all lots and a 20 foot building set back line along side street lines (c) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
  5. Regulations, including levies, assessments, drainage rights and easements as disclosed by ARTicles of Incorporation of The Meadows District Improvement Company, recorded September 29, 1975 in Book M-75 at Page 11801, Microfilm Records of Klamath County, Oregon.
  6. Agreement, including the terms and provisions thereof:
- Regarding: Drainage  
Between: Donald L. Sloan et ux  
And: Klamath Irrigation District  
Recorded: April 14, 1976  
Book: M-76  
Page: 5337

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co. the 31st day  
of Jan A.D., 19 91 at 3:41 o'clock P M., and duly recorded in Vol. M91,  
of Deeds on Page 1985.

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline M. Henderson