



**Aspen**  
TITLE & ESCROW, INC.

# 02035711

## WARRANTY DEED

AFTER RECORDING RETURN TO:  
BOBBY J. VINCENT  
CAROL W. VINCENT  
24081 LINDLEY ST.  
MISSION VIAJO, CA 92691

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

THIS DEED IS BEING RE-RECORDED TO  
ATTACH EXHIBIT "A" hereto.

JAMES L. HICKS AND SONJA P. HICKS, HUSBAND AND WIFE hereinafter  
called GRANTOR(S), convey(s) to BOBBY J. VINCENT AND CAROL W.  
VINCENT, HUSBAND AND WIFE hereinafter called GRANTEE(S), all  
that real property situated in the County of KLAMATH, State of  
Oregon, described as:

Lot 10, Block 6, THIRD ADDITION TO MOYINA, in the County of  
Klamath, State of Oregon.

CODE 141 MAP 3809-36DC TL 5100

"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."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except 1) 1990-91 taxes, a  
lien not yet payable. 2) Conditions, Restrictions as shown on  
the recorded plat of Third Addition to Moyina. 3) Regulations,  
including levies, assessments, water and irrigation rights and  
easements for ditches and canals, of Moyina Water 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 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) Easement,  
including the terms and provisions thereof: For: Pole and  
lines; Granted to: California Oregon Power Company recorded on  
April 5, 1940 in Book 128 at page 267. 6) Easement, including  
the terms and provisions thereof: For: An easement and right of  
way, 10 feet wide, "Pole line as now located"; Granted to: The  
California Oregon Power Company, a California Corporation,  
recorded on June 8, 1956 in Book 284 at page 22. 7) Easements  
covering water mains running to well site described in Book 285  
at page 257, Deed Records, as granted to various lot owners in  
Moyina, including the terms and provisions thereof, as set forth  
in the various lot deeds. 8) Trust Deed, including the terms  
and provisions thereof, on said property in the original face  
amount of \$68,680.00, executed by grantors herein on February  
18, 1987 in favor of Town & County Mortgage, Inc., an Oregon  
Corporation, as security for a loan guaranteed by the Secretary  
of Veterans' Affairs under 38 U.S.C. Code 1810, as amended said  
Trust Deed being recorded on March 3, 1987 in Book M-87 at page  
3386, of the records of Klamath County, Oregon, upon which loan  
there is an unpaid indebtedness which the said grantees hereby  
assume and agree to pay as part of the purchase price; and  
grantees also hereby assume all obligations of James L. Hicks  
and Sonya P. Hicks, husband and wife, under the terms of the  
instruments creating and securing the loan described above to  
indemnify the Secretary of Veterans' Affairs to the extent of  
any claim paid because of the guaranty or insurance of said  
loan, 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  
\$88,000.00.

In construing this deed and where the context so requires, the  
Continued on next page

STAGE  
STUD

91 FEB 4 AM 10 48  
90 OCT 30 PM 3 32

WARRANTY DEED  
PAGE 2

singular includes the plural

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 10TH day of October, 1990.

x James L. Hicks  
JAMES L. HICKS

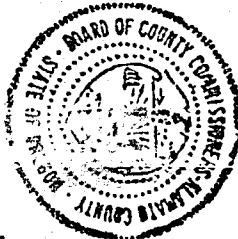
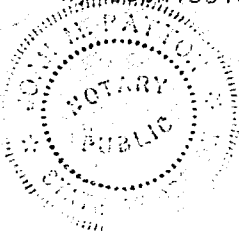
x Sonja P. Hicks  
SONJA P. HICKS

STATE OF OREGON, County of KLAMATH)ss.

October 18<sup>th</sup>, 1990 Clackamas

Personally appeared the above named JAMES L. HICKS AND SONJA P.  
HICKS and acknowledged the foregoing instrument to be their  
voluntary act and deed.

Before me: Opal M. Patton  
Notary Public for OREGON  
My Commission Expires: 6-20-93



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 30th day  
of Oct. A.D., 19 90 at 3:32 o'clock P M., and duly recorded in Vol. M90,  
of Deeds on Page 21805.

FEE \$33.00

Evelyn Biehn County Clerk  
By Pauline Muelandore

INDEXED  
D V I

WILFE & EPOCHOW INC  
21806

APR 17 1990 51802

180013 52700

APR 17 1990 51802

**NOTE: THIS EXHIBIT "A" SHOULD BE GIVEN TO THE  
TITLE COMPANY - IT IS JUST A COPY OF THE  
WORDING ONLY TO BE INCORPORATED INTO THE DEED  
AND DOES NOT HAVE TO BE FILLED OUT.**

EXHIBIT "A"

GUARANTEED LOAN

.....subject to a Trust Deed (Mortgage), including terms and provisions thereof, on said property in the original face amount of \$ 68,680.00 executed by grantors herein on February 18, 1987, in favor of Town & Country as security for a loan guaranteed (or insured) by the Secretary of Veterans Affairs under 38 U.S. Code 1810, as amended, said Trust Deed (Mortgage) being recorded on March 3, 1987, in Volume M-87, Page 3386, of the records of Klamath County, Oregon State, upon which loan there is an unpaid indebtedness which the said grantees hereby assume and agree to pay as part of the purchase price; and grantees also hereby assume all obligations of James T. and Sonya under the terms of the instruments creating and securing the loan described above to indemnify the Secretary of Veterans Affairs to the extent of any claim paid because of the guaranty or insurance of said loan.

SELLER

DATE

BUYER

DATE

SELLER

DATE

BUYER

DATE



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 4th day of Feb. A.D., 19 91 at 10:48 o'clock AM., and duly recorded in Vol. M91 of Deeds on Page 2104.

FEE \$15.00

Evelyn Biehn County Clerk

By Pauline Mullendare