


26828

Vol. 91 Page 4387


Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

MARCIA K. CARLTON

convey(s) to BRET L. SMITH and ELIZABETH B. SMITH, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

Lot 4, Block 3, Tract No. 1036, SECOND ADDITION TO VALLEY VIEW, in the
County of Klamath, State of Oregon.

CODE 41 MAP 3909-12BB TL 1200

"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 \$ 64,500.00. 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 8th day of March, 19 91.

Marcia K. Carlton
Marcia K. Carlton

STATE OF OREGON, County of Klamath, ss.
March 8, 19 91.

Personally appeared the above named Marcia K. Carlton

Instrument to be her voluntary act and deed. and acknowledged the foregoing

Before me:

Judith L. Morgado
Notary Public for Oregon
My Commission Expires: 8-31-91

Marcia K. Carlton

C/O Klamath First Federal

GRANTOR'S NAME AND ADDRESS

Bret L. Smith and Elizabeth B. Smith

5845 Independence Ave.

Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal

2943 S. 6th St.

Klamath Falls, Oregon 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, Oregon 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

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT "A"

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of Tract No. 1036, Second Addition to Valley View.

As amended by instrument:

Recorded: February 25, 1972

Book: M-72

Page: 2036

2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.

3. 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.

4. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:

Recorded February 25, 1972

Book: M-72

Page: 2038

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 11th day
of March A.D., 19 91 at 3:47 o'clock PM., and duly recorded in Vol. M91,
of Deeds on Page 4387.

Evelyn Biehn County Clerk

By Gaulian Muelandse

FEE \$33.00