

27241

ASPEN 35855  
**WARRANTY DEED**  
 (Statutory Form)

Vol 91 Page 5113

GRANTOR: VICTOR SANTANGELO AND MARIE SANTANGELO, Husband and Wife  
 CONVEYS AND WARRANTS TO

GRANTEE: BENJAMIN J. HICKMAN AND CATHERINE F. HICKMAN, Husband and Wife

the following described real property free of encumbrances except as specifically set forth herein:

Lot 19, Block 1, Tract No. 1136, WAGON TRAIL ACRES #1, THIRD ADDITION, in the County of Klamath, State of Oregon.

Tax Code 247 Tax Map 2309-1B0 Tax Lot 800

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of Tract No. 1136, Wagon Trail Acres #1, Third Addition.
2. Declaration of Conditions and Restrictions recorded August 30, 1972 in Book M-72, Page 9766, and amended by instrument recorded January 5, 1977 in Book M-77, Page 207, and amended by instrument recorded January 5, 1977 in Book M-77, Page 210.
3. Declaration recorded December 11, 1979 in Book M-79, Page 28494, Microfilm Records.
4. Easement recorded November 5, 1981 in Book M-81, Page 19298, Fee No. 6177.
5. Easement recorded November 5, 1981 in Book M-81, Page 19304, Fee No. 6179.

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.

The true and actual consideration for this transfer stated in terms of dollars is \$ 24,000.00. However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the / the whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

DATED: March 12, 1991

GRANTOR:

*Victor Santangelo*  
 Victor Santangelo

*Marie Santangelo*  
 Marie Santangelo

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

Grantee at: 1055 Snidow Drive, West Linn, OR 97068

STATE OF ~~OREGON~~ County of Clackamas ss.

Date: March 12, 1991

Personally appeared the above named

Victor and Marie Santangelo

and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

STATE OF OREGON, County of

Date:

Personally appeared,

that he/she is the

who being sworn, stated of grantor corporation and that this instrument was voluntarily signed on behalf of the corporation. Before me:

Notary Public for Oregon

My commission expires:

*Marnie Blankenship*  
 MARNIE BLANKENSHIP  
 NOTARY PUBLIC - OREGON  
 My Commission Expires 6-14-93

**WARRANTY DEED**

Santangelo TO Hickman

AFTER RECORDING RETURN TO

Key Title Co. #27-16100K  
 P.O. Box 6178  
 Bend, OR 97708

(DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 21st day of March, 1991 at 3:24 o'clock

P. M., and recorded in book M91 on page 5113-Deeds. Witness my hand and seal of County affixed.

*Evelyn Biehn*

County Clerk

By *Pauline Mullenbach*  
 Deputy.

Fee \$28.00