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

Vol. m 91 Page **11330**

BARBARA L. SMITH

convey(s) to JEFF STARR and ORADEAN STARR, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as:

Lot 4, Block 17, Tract No. 1112, EIGHTH ADDITION TO SUNSET VILLAGE,  
in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-12CD TL 6300

"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 \$ 80,000.00. \*However, the actual consideration consists of or includes other property or value given or promised which is <sup>the whole</sup> <sub>part of the</sub> 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 14th day of June, 1991.

Barbara L. Smith

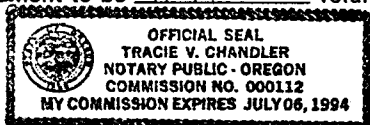
STATE OF OREGON, County of Klamath ss.

Personally appeared the above named

BARBARA L. SMITH

and acknowledged the foregoing

instrument to be HER voluntary act and deed.



Before me:

Tracie V. Chandler  
Notary Public for Oregon

My Commission Expires: 7-6-94

Barbara L. Smith  
3618 A Cornsoda Ct  
Klamath Falls OR 97603  
GRANTOR'S NAME AND ADDRESS  
Jeff & Oradean Starr  
100.3945 2nd Nevada Way  
Klamath Falls OR 97603  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal S/C  
540 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,

ss.

County of \_\_\_\_\_

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"

1. Conditions, Restrictions as shown on the recorded plat of Eighth Addition to Sunset Village.
2. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:

Recorded: March 25, 1975  
Book: M-75  
Page: 3318

3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise 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. This property lies within and is subject to the levies and assessments of the Sunset Lighting District.

6. Easement, including the terms and provisions thereof:  
For: Electric transmission and distribution line  
Granted to: Pacific Power & Light Company  
Recorded: December 1, 1975  
Book: M-75  
Page: 15098  
Affects: Portions of Blocks 3, 14, 15, 16, 17

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 14th day  
of June A.D., 19 91 at 3:51 o'clock PM., and duly recorded in Vol. M91,  
of Deeds on Page 11330.  
Evelyn Biehn, County Clerk  
By Ruth M. Muldrow

FEE \$33.00