

28-7453

91930

WARRANTY DEED

9859

\*\*\*\*\*  
Vol. m/4 Page       

RICHARD C. JAGEMAN and KUMIKO JAGEMAN, husband and wife, Grantors, convey and warrant to DONALD BERT HAMILTON and AN MOOI HAMILTON Grantees, husband and wife, the Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 11 in Block 3, Tract No. 1008, known as BANYON PARK, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Taxes for 1974-75 are now a lien, but not yet payable;
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District;
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Banyon Park Subdivision;
5. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument including the terms and provisions thereof, recorded December 30, 1970 in Book M-70 at page 11421, Microfilm Records.

The true and actual consideration paid for this conveyance is \$28,000.00.

WITNESS Grantors' hands this 12<sup>th</sup> day of August, 1974.

*Richard C. Jageman*  
*Kumiko Jageman*

STATE OF OREGON        }  
County of Klamath    } ss.

Personally appeared RICHARD C. JAGEMAN and KUMIKO JAGEMAN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

*Susan Kay Way*  
Susan Kay Way  
Notary Public for Oregon  
My commission expires 6/4/1977

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

Department of Veteran's Affairs  
1225 Ferry Street, S. E.  
Salem, Oregon 97310

AFTER RECORDING RETURN TO:

Mr. and Mrs. Donald B. Hamilton  
6127 Onyx Street  
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRA BANCARITA WITH INC. SS

this 13th day of AUGUST A.D. 19 74 at 10:54 o'clock        A.M., and duly recorded in

Vol. M 71 of DEEDS on Page 9859

FILE \$ 2.00

WM. D. MILNE, County Clerk

By *Hazelle Unruh* Deputy

AUG 13 10 54 AM 1974