

94370

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A-25084

-WARRANTY DEED-

LARRY R. HINES and NANCY L. HINES, husband and wife, grant-
ors, convey to BRIAN D. SEWELL and PENNY L. SEWELL, husband and wife,
as tenants by the entirety
all that real property situate in the County of Klamath, State of
Oregon, described as:

Lot 13 in Block 4 of FIRST ADDITION TO BUREKER PLACE,
according to the official plat thereof on file in the
office of the County Clerk, Klamath County, Oregon

and covenant that grantor is the owner of the above described property
free of all encumbrances, except reservations, restrictions, easements
and rights of way of record and those apparent upon the land; rules,
regulations, liens and assessments of water users and sanitation dis-
tricts; also subject to easement, including the terms and provisions
thereof, in deed from Norman W. Jones, et al., Romie R. Royse, dated
December 8, 1955, recorded December 13, 1955, in Deed Volume 280 page
3, deed records of Klamath County, Oregon, as follows: "Reserving unto
grantors, their heirs and assigns, the perpetual easement over the
Northerly 16 feet of said lot for irrigation and/or drainage purposes"
1974-75 taxes are now a lien but not yet payable; and will warrant and
defend the same against all persons who may lawfully claim the same,
except as shown above.

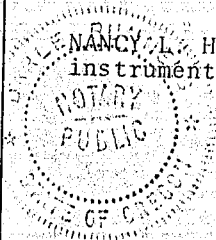
The true and actual consideration for this transfer is Twenty
Seven Thousand Five Hundred and No/100ths (\$27,500.00) DOLLARS.

DATED this 30 day of October, 1974.

STATE OF OREGON)
County of Klamath) ss.

October 30, 1974.

Personally appeared the above-named LARRY R. HINES and
NANCY L. HINES, husband and wife, and acknowledged the foregoing
instrument to be their voluntary act. Before me:



Paula Summers
Notary Public for Oregon
My Commission expires: 9/23/77

Until a change is requested all tax statements shall be mailed to the
following address: Dept. of Veterans' Affairs

After Recording Return to:
Mr. & Mrs. Brian D. Sewell
4431 Bristol Avenue
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 30th day of OCTOBER A. D., 1974 at 2:54 o'clock PM., and duly recorded in

Vol. M 74 of DEEDS on Page 14107

FEE \$ 2.00

By WM. D. MILNE, County Clerk
Deputy