

6041

Vol. 75 Page 12635

WARRANTY DEED (INDIVIDUAL)

BESSIE B. CARTER,

hereinafter called grantor, convey(s) to
WAYNE L. HOBBS and JOYCE E. HOBBS, husband and wifeall that real property situated in the County
of Klamath, State of Oregon, described as:

Lot 8 in Block 6 of Tract No. 1035, GATEWOOD,

SUBJECT TO:

1. Taxes for the fiscal year 1975-'76, a lien not yet payable.
2. Set back provisions as delineated on the recorded plat, 25 feet from front lot line on all lots and 20 feet along side street lines.
3. Utility easements as delineated on the recorded plat.
4. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.
5. Trust Deed, including the terms and provisions thereof, recorded March 20, 1975, in Book M-75 at page 3145, Klamath County Records, in favor of United States National Bank of Oregon, an Association, which Grantees herein assume and agree to pay.

'75 OCT 13 AM 10 44

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth above

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 \$ 35,900.00.Dated this 1st day of October, 19 75.

Bessie B. Carter

TEXAS
STATE OF ~~OREGON~~ County of Bexar ss.On this 6th day of October, 1975 personally appeared the above named
Bessie B. Carter and acknowledged the foregoing
instrument to be her voluntary act and deed.Before me: Rose K. Pfanzelt

ROSE K. PFANZELT

Notary Public, Bexar County, Texas

Notary Public for Bexar Texas

My commission expires: _____

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

STATE OF OREGON,)

County of KLAMATH) ss.I certify that the within instrument was received for record
on the 13th day of OCTOBER, 19 75
at 10:44 o'clock A.M. and recorded in book M 75
on page 12635 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By Hazel Drayton Deputy

FEE \$ 3.00

After Recording Return to:
Mr. & Mrs. Wayne L. Hobbs
4717 Driftwood Dr. City 97401Until a change is requested, all tax statements
shall be sent to the following address:U.S. Nat'l Bank, P.O. Box 3347
Portland, OR 97208Form No. 0-960
(Previous Form No. TA 16)

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WAYNE
of Klamath
Lot 8
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