

38-9731

6107

WARRANTY DEED

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also known as JANICE C. KNISKERN  
JANICE C. QUIGLEY, Grantor conveys and warrants to RICHARD M.  
FLYNN, Grantee, the following described real property located in  
Klamath County, State of Oregon, free of all encumbrances, except  
as specifically set forth herein:

Lot 10 in Block 7, Tract No. 1003, THIRD ADDITION  
TO MOYINA, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements  
of record and those apparent on the land;
2. Taxes for 1975-76 are now a lien, but not yet due  
and payable;
3. Regulations, including levies, liens, assessments,  
rights of way and easements of the South Suburban Sanitary District;
4. An easement created by instrument, including the terms  
and provisions thereof dated March 11, 1940 recorded April 5, 1940 in  
Book 128, Page 267, in favor of California Power Company, for pole  
and lines over said property;
5. An easement created by instrument, including the terms  
and provisions thereof dated June 5, 1967, recorded June 5, 1967,  
in Book M-67 page 4178, in favor of California Pacific Utilities  
Company;
6. An easement created by instrument, including the terms  
and provisions thereof, dated September 15, 1965, recorded October  
8, 1965, in Book M-65 at page 2454, in favor of First Addition to  
Moyina Improvement District, for ingress and egress to the pump  
house, 10 feet in width, and easement and right of way along the  
Southerly 20 feet of property in question;
7. Restrictions, but omitting restrictions, if any, based  
on race, color, religion or national origin, as shown on the recorded  
plat of Third Addition to Moyina.

The true and actual consideration paid for this conveyance  
is \$29,000.00.

WITNESS Grantor's hand this 14th day of October, 1975.

*Janice C. Quigley also  
known as  
Janice C. Kniskern*

STATE OF OREGON )  
County of Klamath ) ss.

also known as JANICE C.  
KNISKERN Personally appeared JANICE C. QUIGLEY and acknowledged

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the foregoing instrument to be her voluntary act and deed.

BEFORE ME:

*Susan Kay Way*  
Susan Kay Way  
Notary Public for Oregon  
My commission expires 6/4/97

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

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Company

this 14th day of October A. D. 1975 at 3:56 clock P M., and

duly recorded in Vol. M75, of Deed on Page 12722

Wm D. MILNE, County Clerk

Fee \$6.00

By *Harold Drazel*

AFTER RECORDING RETURN TO:

Mr. Richard M. Flynn  
6642 Eberhart Avenue  
Klamath Falls, Oregon 97601

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