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38-10877
m
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WARRANTY DEED

JACK BAGGEIAAR

Grantor conveys and warrants to ROBERT H. ANDERSON and KIMBERLY K. ANDERSON, husband and wife, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 3 in Block 12 of Tract 1003, known as THIRD ADDITION to MOYINA.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District;
3. An easement created by instrument, including the terms and provisions thereof, dated March 11, 1940, recorded April 5, 1940, in Book 128, at page 267, Deed Records in favor of California Oregon Power Company for pole and lines;
4. An easement created by instrument, including the terms and provisions thereof, dated June 5, 1967, recorded June 5, 1967, in Book M-67, at page 4178, Microfilm Records, in favor of California Pacific Utilities Company;
5. 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 \$31,200.00.

WITNESS Grantor's hand this 28 day of July,

1976.

Jack Baggeiaar

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STATE OF OREGON)
County of Klamath) ss.

Personally appeared JACK BAGGELAAR and acknowledged
the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
6/8/97

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

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

FILED FOR RECORD AT REQUEST OF TRANSAMERICA TITLE INS. CO.
this 28th day of JULY A. D. 1976 at 3:44 o'clock PM and
duly recorded in Vol. M 76 of DEEDS on Page 11530

FEE \$ 6.00

W. D. MILNE, County Clerk

By *Hazel Hazel*

AFTER RECORDING RETURN:
to

Mr. and Mrs. Robert H. Anderson
1111 Thomas Drive
Klamath Falls, Oregon 97601

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