

L#01-4127/ T/A 38-1296

33739

WARRANTY DEED (INDIVIDUAL)

Vol. 4M Page 14212

GEORGE R. SPANGLER and LOUISE SPANGLER, husband and wife

hereinafter called grantor, convey(s) to

BRIAN K. NELSON and SHARON L. NELSON, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as: Lot 5 in Block 1, Tract No. 1067, THE HIGHLANDS, Klamath County, Oregon.

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District. Restrictions, set back provisions and utility easements, as delineated on the recorded plat, but omitting restrictions, if any, based on race, color, religion or national origin. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, Recorded: July 3, 1973; Book: M-73; Page: 8466. Reservations and restrictions,

including the terms and provisions thereof, included in Deed from the State of Oregon to Rowe F. Kinney and Emma L. Kinney, dated January 21, 1948, recorded August 27, 1948 in Book 224 at page 259, Klamath County, Deed Records, including the reservation of all coal, oil, gas and other minerals, together with the right to prospect for an remove same. An easement created by instrument, including the terms and provisions thereof, Dated: July 20, 1942 Recorded: July 31, 1942 Book: 149 Page: 40, In favor of : Pacific Telephone & Telegraph Co. (Affects SW $\frac{1}{4}$ SW $\frac{1}{4}$  Sec. 10, Twp 39S, R 10EWM) continued on back... and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set out 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 \$ 9,250.00

Dated this 3rd day of February, 19 77

George R. Spangler  
George R. Spangler  
Louise Spangler  
Louise Spangler

STATE OF OREGON, County of Klamath ) ss.

On this 3 day of February, 19 77 personally appeared the above named George R. Spangler and Louise Spangler and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Kathy R. Mallame

Notary Public for Oregon

My commission expires: 6-13-80

\* 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)

SPANGLER

TO  
NELSON

After Recording Return to:

FFS/H  
S. G. H

STATE OF OREGON, )

) ss.

County of )

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in book \_\_\_\_\_

on page \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

\_\_\_\_\_ Title

By \_\_\_\_\_ Deputy

SUBJECT TO: continued.....

14312-17

An easement created by instrument, including the terms and provisions thereof, Dated: September 5, 1974, Recorded: September 12, 1974, Book:M-74 Page: 12131, In favor of: Pacific Power & Light Company, For: Location of padmount transfer on the Southwest corner of subject property.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXX~~ ~~XXXXXX~~

this 8 day of August A. D. 1977 at 3:55 P. M., on

duly recorded in Vol. M 77, of Deeds on Page 14312

Fee \$6.00

Wm D. MILNE, County Clerk

By Harold D. Dwyer