

TIA 38-12859-M

34690

WARRANTY DEED (INDIVIDUAL)

Vol. 77 Page 15686RICHARD L. YOUNG and DONNA YOUNG, husband and wife

hereinafter called grantor, convey(s) to

MICHAEL J. HARRISON and SHELLY R. HARRISON, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

Lot 3 in Block 3 of TRACT NO. 1103, EAST HILLS ESTATES, Klamath County, Oregon.

SUBJECT TO:

1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Basin View Drainage District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of East Hills Estates, as follows:

----continued on reverse page----

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____
 as shown above and on reverse page

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 \$ 53,000.00.

Dated this 25th day of August, 1977.

Richard L. Young
 Richard L. Young

Donna Young
 Donna Young

STATE OF OREGON, County of Klamath) ss.

On this 25th day of August, 1977, personally appeared the above named Richard L. Young and Donna Young and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Martha Lohs
 Notary Public for Oregon

My commission expires: 7-21-81

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)

YOUNG

TO

HARRISONAfter Recording Return to: TIA

Taxes to First Federal
Main St.
Klamath Falls, OR

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.

By _____

Title

Deputy

CONTINUED----

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- 1) Easements for future public utilities and drainage as shown on the annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities and drainage.
- 2) Said lands are within the Basin View Drainage District and are subject to all rules, regulations and assessments of said Drainage district.
- 3) A 25 foot building set back line on the front of all lots and a 20 foot building set back line along side street lines.
- 4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants.
4. 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 January 30, 1976, in Vol. M-76 at Page 1419 and amended March 10, 1976 in Vol. M-76 at Page 3417.
5. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$37,200.00, dated October 1, 1976 and recorded October 4, 1976 in Vol. M-76 at Page 15554, Trustor being Richard L. Young and Donna Young, husband and wife, Trustee being William Ganong, Jr. and Beneficiary being First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, WHICH THE GRANTEEES HEREIN AGREE TO ASSUME AND PAY.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.

this 25th day of AUGUST A.D. 1977, at 11:02

filed recorded in Vol. M77, of DEEDS on Page 15686

FEE \$ 6.00

Wm D. MILNE, County Clerk

By *Hazel Craig*