

36267

MTC 3953

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WARRANTY DEED

HENRY M. OLIVER and BRENDA OLIVER, husband and wife, Grantors convey and warrant to PATRICIA J. KUHLMAN, Grantee, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 19 in Block 18 of HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Taxes for the fiscal year 1977-78, a lien but not yet due and payable;
3. Sewer use charges, if any, due to the City of Klamath Falls;
4. An easement created by instrument, including the terms and provisions thereof: Dated September 4, 1962, Recorded: September 5, 1962, in Volume 340, page 19, Deed Records of Klamath County, Oregon, From: J. A. Burke and Olive M. Burke to James McLelland and Pearl E. McLelland, For: Overhang easement for existing building, Affects: Location - along common lot line with Lot 18;
4. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein. Dated: January 7, 1976, Recorded: January 8, 1976, in Volume M-76, page 333, Microfilm Records of Klamath County, Oregon. Amount: \$29,250.00. Mortgagor: Henry M. Oliver and Brenda Oliver, husband and wife. Mortgagee: State of Oregon, represented and acting by the Director of Veteran's Affairs (L-M36845), which said Mortgage, Grantee, agrees to assume and pay, holding Grantors harmless therefrom;
5. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein. Dated: December 8, 1976, Recorded: December 9, 1976, in Volume M76, page 19761, Microfilm Records of Klamath County, Oregon. Amount: \$1,595.00. Mortgagor: Henry M. Oliver and Brenda Oliver, husband and wife. Mortgagee: State of Oregon, represented and acting by Director of Veteran's Affairs (L-M57008), which said Mortgage, Grantee, agrees to assume and pay, holding Grantors harmless therefrom.

The true and actual consideration paid for this conveyance is \$37,000.00.

WARRANTY DEED, PAGE ONE.

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