

S1751302

T/A 38-15805-5

## WARRANTY DEED (INDIVIDUAL)

Vol. 78 Page 18511

JORDYS GAIL HAYES, an estate in fee simple.

hereinafter called grantor, convey(s) to

WILLIAM H. OSTER and CYNTHIA A. OSTER, husband and wife

all that real property situated in the County of Klamath, State of Oregon, described as:

## SEE ATTACHED LEGAL DESCRIPTION

## SUBJECT TO:

1. Taxes for the year 1978-79 are now a lien but not yet payable.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.
5. Reservations, and restrictions, including the terms and provisions thereof, contained in Deed from the State of Oregon to Chas. S. Moore dated January 18, 1909, recorded January 30, 1909, in Book 25 at page 472, Deed Records of Klamath County, Oregon,

---Continued---

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth 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 \$ 79,900.00.

\*\*

Dated this 21st day of August, 1978.

Jordys Gail Hayes  
Jordys Gail Hayes

STATE OF OREGON, County of Klamath ) ss.

On this date, August 21st, 1978, personally appeared the above named Jordys Gail Hayes and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 4-8-80

\* 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)

Hayes

TO

OsterAfter Recording Return to: T/A Susan

U.S. Bancorp  
Mortgage Loan Service Center  
P.O. Box 3347  
Portland, Oregon 97208

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 \_\_\_\_\_

Deputy

6. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1099 Rolling Hills.

7. 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 October 15, 1974 Book M-74 at page 13469

8. 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 October 16, 1974 Book M-74 at page 13496, Amended October 1, 1975, Book M-75 at page 11919

9. 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 \$50,000.00, recorded August 29, 1977 in Book M-77 at page 15877 which buyers herein agree to assume and pay, as per the terms and provisions thereof.

#### PARCEL 1

Lot 30, Block 2, Tract No. 1099, ROLLING HILLS, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the following: A portion of Lot 30, Block 2, Tract No. 1099, also known as Rolling Hills, being more particularly described as follows: Beginning at the Southwest corner of said Lot 30, Block 2; thence North 00° 23' 04" East along the West line of said Lot 30 a distance of 8.00 feet; thence South 84° 07' 34" East, a distance of 81.01 feet to a point on the South line of said Lot 30; thence North 89° 36' 56" West, along the South line of said Lot 30 a distance of 83.63 feet to the point of beginning.

#### PARCEL 2

A portion of Lot 29, Block 2, Tract No. 1099, also known as ROLLING HILLS, in the County of Klamath, State of Oregon, being more particularly described as follows: Beginning at the Northeast corner of said Lot 29, Block 2; thence Southwesterly along the Easterly line of said Lot 29, along the Arc of a 54.81 degree curve to the right a distance of 8.00 feet; thence North 84° 07' 34" West, a distance of 81.52 feet to a point on the North line of said Lot 29; thence South 89° 36' 56" East along the North line of said Lot 29 a distance of 82.76 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

on the 21st day of August A. D. 1978 at 3:42'clock P.M., and

was duly recorded in Vol. M78, of Deeds on Page 18511

Wm D. MILNE, County Clerk

*Bernice A. Helms*

Fee \$6.00