

55068

WARRANTY DEED (INDIVIDUAL) Vol. 78 Page 205C8

44-38-100-30-30

FRANKLIN PAUL FREELAND and BONNIE M. FREELAND, husband and wife
 I. V. SMIRNOV and RINE A. SMIRNOV, husband and wife

hereinafter called grantor, convey(s) to

Klamath

St.

Oregon, described as:

all that real property situated in the County

Lot 7, LESS the Easterly 7 Feet in Block 10, Tract No. 1937,
 known as FIFTH ADDITION TO SUNSET VILLAGE, in the County of
 Klamath, State of Oregon.

and covenant that grantor is the owner of the above described property free of all encumbrances except
SEE ATTACHED EXHIBIT "A"

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 \$ 68,500.00.

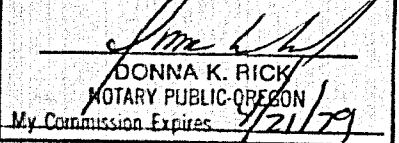
Dated this 13th day of September, 1978.

Franklin Paul Freelard
X Bonnie M. Gruber

STATE OF OREGON, County of Klamath) ss.

On this 15 day of September, 1978 personally appeared the above named
 Franklin Paul Freelard and Bonnie M. Freelard and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me:



Notary Public for Oregon

My commission expires:

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 whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:
T.A. Jones
Sund Tax Statement
Same as above

STATE OF OREGON,

)

) ss.

County of Klamath)

I certify that the within instrument was received for record
 on the 15 day of September, 1978,
 at 10 o'clock A.M. and recorded in book 19,
 on page Records of Deeds of said County.

Witness my hand and seal of County affixed.

By

Title

Deputy

EXHIBIT "A"

SUBJECT TO:

20509

1. Taxes for the year 1978-79 are now a lien but not yet payable.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Fifth Addition Sunset Village.
5. 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 : June 13, 1972 Book: M-72 Page: 6318
6. Set back provisions as delineated on the recorded plat, 25 feet from front lot line and 5 feet from side lot line and 20 feet along arterial street.
7. Utility easements as delineated on the recorded plat along rear lot line and being 8 feet in width.
8. Trust Deed, including the terms and provisions thereof, recorded April 19, 1975 in Book: M-75 at page: 3865, in favor of First National Bank of Oregon, Administrative Headquarters., which Trust Deed the Grantees herein assume and agree to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record or request of Transamerica Title Co.

15th day of September A.D. 1978 at 3:38 o'clock P.M. or
July recorded in Vol M78, of Deeds on Page 20508

Fee \$5.00

W. D. MILNE, County Cl.
Ronald D. Milne