

56641

WARRANTY DEED (INDIVIDUAL)

Vol. ^m 78 Page 22941

MICHAEL STEVEN MITCHELL AND REBECCA ANN MITCHELL, HUSBAND AND WIFE

DAVID R. JOHNSON AND ILA J. JOHNSON, HUSBAND AND WIFE

hereinafter called grantor, convey(s) to

of Klamath

State of Oregon, described as:

all that real property situated in the County

Lot 9, Block 3, Tract No. 1103, EAST HILLS ESTATES, In the County of Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as listed on attached sheet

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 \$ 60,000.00 *

Dated this 15th day of October, 19 78.

Michael Steven Mitchell

MICHAEL STEVEN MITCHELL

Rebecca Ann Mitchell

REBECCA ANN MITCHELL

STATE OF OREGON, County of Klamath) ss.

On this 15th day of October

Michael Steven Mitchell and Rebecca Ann Mitchell, 19 78 personally appeared the above named instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Notary Public for Oregon

My commission expires: 2/14/81

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)

Mitchell

TO

Johnson

After Recording Return to: and send taxes to:

Mr. and Mrs. David R. Johnson
6725 Cottage
Klamath Falls, OR 97601

STATE OF OREGON,

County of) ss.

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

Witness my hand and seal of County affixed.

By

Title

Deputy

22942

1. 1978-79 taxes, a lien in an amount to be determined, but not yet payable.
2. Regulations, including levies, liens, assessments, rights of way and easements of the Moyina Heights Water District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Basin View Drainage District.
5. 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:
 - (a) 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,
 - (b) Said lands are within the Basin View Drainage District and are subject to all rules, regulations and assessments of said Drainage District.
 - (c) 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.
 - (d) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants.
6. 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 Book: M-76 Page: 1419
Amended : March 10, 1976 Book: M-76 Page: 3417

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
on 13th day of October A. D. 1978 at 10:48 o'clock AM., and
fully recorded in Vol. M78, of Deeds on Page 22941

Fee \$6.00

Wm D. MILNE, County Clerk

By Bessie H. Helwich