

T/A 38-17120-1-J
59550

WARRANTY DEED (INDIVIDUAL) Vol. M-78 Page 27702

ANDREW D. HARKEY and PHYLLIS M. HARKEY, husband and wife
hereinafter called grantor, convey(s) to
JOHN FRANCIS MANFREDI and CANDACE WAVE MANFREDI, husband and wife
all that real property situated in the County
of KLAMATH, State of Oregon, described as:

Lot 16, Block 8, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the County
of Klamath, State of Oregon.

SUBJECT TO: 1. Regulations, including levies, liens and utility assessments
of the City of Klamath Falls, 2. An easement created by instrument, including
the terms and provisions thereof, dated June 26, 1905, recorded May 18, 1907
in Book 22 at page 479 in favor of United States of America (No specific
location of record). 3. An easement created by instrument, including the
terms and provisions thereof, dated May 1, 1945, recorded May 15, 1945 in
Book 176 at page 284 in favor of California Oregon Power Company for Right
of way for pole lines (No specific location). 4. Restrictions, but omitting
restrictions, if any, based on race, color, religion or national origin, as
shown on the recorded plat of Tract No. 1064, First Addition to Gatewood.
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 September 3, 1976 in Book M-76 on
page 13888.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
those stated 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 \$ 58,400.00.

**

Dated this 8th day of December, 1978.

Andrew D. Harkey by Christopher Eric Harkey
ANDREW D. HARKEY by Christopher
Phyllis M. Harkey by Christopher Eric Harkey
PHYLLIS M. HARKEY in fact
by Christopher Eric Harkey, attorney
in fact.

STATE OF OREGON, County of KLAMATH

on this date, December 8th, 1978 personally appeared the above named
Christopher Eric Harkey, for Andrew D. Harkey and and acknowledged the foregoing
instrument to be their voluntary act and deed. Phyllis M. Harkey

Before me.

Julie J. Jassett
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)

HARKEY

TO

MANFREDI

After Recording Return to:
John F. Manfredi
5443 Eastwood
Klamath Falls, Oregon 97601
SEND TAXES TO:
Security Savings
222 S. 6th Street, K. Falls, OR 97601

STATE OF OREGON,

) ss.

County of Klamath

I certify that the within instrument was received for record
on the 8th day of December, 1978,
at 3:57 o'clock P.M. and recorded in book M-78
on page 27702 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Jacqueline J. Mettee

Deputy

Fee \$3.00