

64646

WARRANTY DEED (INDIVIDUAL)

Vol. 79

Page 6801

KENNETH M. HESS AND LINDA S. HESS, HUSBAND AND WIFE

ROBERT W. WINDER AND NORMA JEAN WINDER, HUSBAND AND WIFE, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:

Lot 81, Block 66, FIFTH ADDITION TO NIMROD RIVER PARK, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. All contract, proceedings, taxes and assessments relating to the "Special Road District Nimrod Park" and all rights of way for roads, ditches, canals and conduits, if any, there may be. The Order creating the Improvement District was recorded March 17, 1966 in Deed Volume M-66 at page 2325.

2. Subject to 60 foot rights of way for Indian Service Roads Nos. S-59(1) and S-60, as set forth in instrument, including the terms and provisions thereof, to Edqin J. Walker, recorded May 15, 1959 in Deed Volume 312 at page 436.

3. (continued on attached sheet)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as listed above and 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 \$ 1,600.00

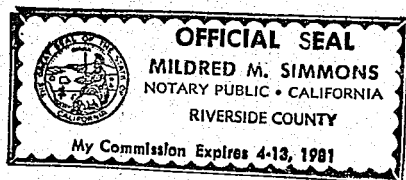
Dated this 21st day of March 19 79

Kenneth M. Hess  
KENNETH M. HESS

Linda S. Hess  
LINDA S. HESS

CALIFORNIA  
STATE OF OREGON, County of RIVERSIDE ) ss.

On this 21st day of March 19 79, personally appeared the above named Kenneth M. Hess and Linda S. Hess and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Mildred M. Simmons  
Notary Public for Oregon - California  
My commission expires: 4-13-81

\* 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)

Hess

TO

Winder

After Recording Return to: AND SEND  
TAX STATEMENTS TO:  
Mr. and Mrs. Robert W. Winder  
18475 Carroll  
Perris, CA 92370

STATE OF OREGON,

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

Title

By Deputy

3. Reservations as set forth in Deed from Ines Weeks Hunter et al., to Oliver C. Kinney, dated February 16, 1959, recorded March 9, 1959 in Deed Volume 310 at page 386, as follows: "Reserving unto the Grantors an undivided one-half interest in all minerals of every kind and variety, including petroleum, on, in, or underlying any of said lands, together with the right of the Grantors, their heirs and assigns, to go upon and enter said lands at reasonable times and in a reasonable manner for access to any such minerals, and the right to prospect for, drill, or otherwise take possession of the same. (Affects Sec. 30, Twp. 35S, R. 12 EWM; Sec's. 1 and 11, Twp. 36S, R. 11 EWM; and Sec's. 25 and 1, Twp. 36S, R. 11 EWM.)"

4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Fifth Addition to Nimrod River Park.

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 : July 22, 1968 Book: M-68 Page: 636

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 27th day of March A. D. 1979 at 3:42 clock P. M. and

fully recorded in Vol. M79, of Deeds on Page 6801

Wm D. MILNE, County Clerk

By Bernetha J. Feltch

Fee \$6.00

64-1-1 WARRANTY DEED  
64647  
KNOW ALL MEN BY THESE PRESENTS, That  
Grantor, for the consideration herein  
and Karen C. Hummel  
and convey

according to the official plat thereof on file in the records of Klamath, County, Oregon.

THE RESULTS,  
in terms of

County of \_\_\_\_\_ )  
I certify that the within instru-  
ment was recorded for record on the  
\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_,  
at \_\_\_\_\_, \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
file/reel number \_\_\_\_\_,  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed \_\_\_\_\_  
\_\_\_\_\_  
By \_\_\_\_\_  
\_\_\_\_\_  
Recording Officer  
\_\_\_\_\_  
Deputy