

64751

T/A #M-38-18045-4
WARRANTY DEED (INDIVIDUAL)

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6960

JOHN E. ZELNAR and MAUREEN A. ZELNAR, husband and wife

PADDOCK REAL ESTATE CO., an Oregon Corporation, hereinafter called grantor, convey(s) to

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

Lot 16, Block 2, Tract No. 1091, LYNNEWOOD, in the County of Klamath, State of Oregon.

979 MAR 29 PM 3 10

and covenant(s) 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 \$ 15,500.00.

Dated this 26th day of March, 19 79.

John E. Zelnar
Maureen A. Zelnar

STATE OF OREGON, County of Klamath) ss.

On this 26th day of March, 19 79 personally appeared the above named John E. Zelnar and Maureen A. Zelnar and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Barlene D. Addington
Notary Public for Oregon
My commission expires: 3-22-81

* 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)

TO

After Recording Return to:
Paddock Real Estate Co.
2972 So. 6th St, City, 97601
Send Tax Statements To:
As records show - No change

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 _____ on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title
By _____ Deputy

Subject to:

1. Set back provisions as delineated on the recorded plat of Lynnewood, 20 feet from front lot line.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Lynnewood.
3. 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 20, 1973 in Book M-73 at page: 9383 and amended: June 9, 1976 in Book: M-76 at page: 8487.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.this 29th day of March A. D. 19 79 at 3:19 o'clock P M., am.Truly recorded in Vol. M79, of Deeds on Page 6960

Wm D. MILNE, County Clerk

By Berntha H. Hetsch

Fee \$6.00