

64902

M-16761-3

T/A 38-16761-M

WARRANTY DEED (INDIVIDUAL)

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7201

JACK H. ROBERTS and KARIN ROBERTS, Husband and Wife

BERTRAN J. THICKETT and PATRICIA E. THICKETT, Husband and Wife

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

SEE ATTACHED EXHIBIT "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as shown on 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 \$ 85,500.00.Dated this 23rd day of March, 19 79.

JACK H. ROBERTS

KARIN ROBERTS

STATE OF OREGON, County of Klamath ss.On this 27th day of March, 19 79 personally appeared the above named Jack H. Roberts and Karin Roberts and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

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)

ROBERTS

TO

THICKETT

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.

By _____

Deputy

After Recording Return to:
 Mr. and Mrs. Bertran Thickett
 2326 Marina
 Klamath Falls, Oregon 97601
 Taxes: Department of Veterans Affairs
 1225 Ferry St. S. E.
 Salem, Oregon 97310

770 APR 2 PM 3 30

Lot 6, MARINA PARK, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. An easement created by instrument, including the terms and provisions thereof, recorded in Deed Volume 68 at pages 277, 278, 280 and 281; and in Deed Volume 105 at page 226, All in Records of Klamath County, Oregon, granted to the California Oregon Power Company.

2. Rights of Governmental bodies in and to the portion of said premises lying below the high water mark of Upper Klamath Lake.

3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Marina Park.

4. An easement created by instrument, including the terms and provisions thereof, dated May 15, 1962, recorded June 12, 1962 in Book 338 at Page 209 in favor of Pacific Power & Light Co. for Power line right of way over North 5 feet of Lots 8, 9, 10 and 11.

5. An easement created by instrument, including the terms and provisions thereof, dated August 16, 1962, recorded August 27, 1962 in Book 339 at Page 556 in favor of Pacific Power & Light Co. for Power line right of way over Lot 10.

6. Well Use Agreement, including the terms and provisions thereof, dated February 6, 1969, recorded February 27, 1969 in Book M-69 at page 1532, between Calvin P. Peyton and Doris A. Peyton, husband and wife, Herbert C. Graham, a single man, and Burton E. Gray and Thelma Jean Gray, husband and wife.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 2nd day of April A. D. 1979 at 3:30 o'clock P.M., and

fully recorded in Vol. M79, of Deeds on Page 7201

Wm. D. MILNE County Clerk

By Bernice A. Helich

Fee \$6.00