

38-18328-D

66397

WARRANTY DEED (INDIVIDUAL) Vol. ^m 79 Page 9752

FRANK P. DREW, JR. and TRUDY M. DREW, husband and wife

ROBERT J. VAN WINKLE and SUN JEW VAN WINKLE, 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 5, FIRST ADDITION TO KELENE GARDENS, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Regulations for the City of Klamath Falls, 2. Regulations of Klamath Irrigation District. 3. Regulations of the South Suburban Sanitary District. 4. Restrictions as shown on the recorded plat of First Addition to Kelene Gardens. 5. Covenants, easements and restrictions recorded in Book M-68 at page 3337. 6. A perpetual easement for drainage purposes, including the terms and provisions thereof, as set forth in M-70 at page 1849, recorded March 6, 1970. (The Westerly 8 feet of Lots 7 through 11, Block 5). 7. Party Wall Agreement, including the terms and provisions thereof, recorded July 20, 1971 in Book M-71 at page 7604, Microfilm Records, between Lots 9 and 10 in Block 5, First Addition to Kelene Gardens to create a common driveway for access to the rear of the parties lots.

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 \$ 41,000.00.

Dated this 30 day of APRIL, 19 79.

Frank P. Drew, Jr.
FRANK P. DREW, JR.
Trudy M. Drew
TRUDY M. DREW

STATE OF OREGON, County of KLAMATH) ss.

on this date, April 30, 19 79 personally appeared the above named Frank P. Drew, Jr. and Trudy M. Drew, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Donna K. Rick
DONNA K. RICK
NOTARY PUBLIC-OREGON
My Commission Expires 7/1/83

Notary Public for Oregon
My commission expires:

* 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)

DREW
TO
VAN WINKLE

After Recording Return to: TA DONNA
SEND TAX STATEMENTS TO:
Department of Veterans Affairs
1225 Ferry St. S.E.
Salem, Oregon 97310

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 30th day of April, 19 79, at 3:38 o'clock P M. and recorded in book M79 on page 9752 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By Bernice A. Ditsch Title
Fee \$3.00 Deputy