

72877

TIA # M-38-19671-0
WARRANTY DEED (INDIVIDUAL)Vol. 79 Page 20195

JOHN CHARLES HAKALA and LAURIE M. HAKALA, husband and wife

hereinafter called grantor, convey(s) to

FREDRICK W. CHASE and MARILYN E. CHASE, husband and wife

all that real property situated in the County
of Klamath, State of Oregon, described as:Lot 3, Block 2, Tract No. 1099, ROLLING HILLS, in the County of
Klamath, State of Oregon.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 \$ 86,500.00.Dated this 15th day of August, 19 79.X John Charles Hakala
X Laurie M. HakalaSTATE OF COLORADO, County of JEFFERSON ss.August 15, 19 79 personally appeared the above named
John Charles & Laurie M. Hakala and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Paul M. WeidesNotary Public for ColoradoMy commission expires: 5-8-83

- * 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:
Mr. & Mrs. Frederick W. Chase
6608 Reeder Rd, City 97601
Send Tax Statements To:
Dept. of Veterans' Affairs
1225 Ferry S.E., Salem, OR
97310

Form No. 9-960
(Previous Form No. TA 16)

STATE OF OREGON,

) ss.

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 _____ Title _____

Deputy

EXHIBIT "A"

SUBJECT TO:

1. Taxes for the year 1979-80 are now a lien but not yet payable.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District"

4. Reservations and restrictions, including the terms and provisions thereof, contained in Deed from the State of Oregon to Chas. S. Moore dated January 18, 1909, recorded January 30, 1909 in Book 25 at page 472, Deed Records of Klamath County, Oregon, as follows: "Subject to right of way for ditches, canals and reservoir sites for irrigation purposes constructed by the authority of the United States."

5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1099 Rolling Hills.

6. Articles of Association of the Rolling Hills Road and Drainage Association, including the terms and provisions thereof, dated October 14, 1974, recorded October 15, 1974 in Book M-74 at page 13469, Microfilm Records.

7. 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 October 16, 1974 in Book: M-74 at page 13496 and amended October 1, 1975 in Book: M-75 at page: 11919.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

is 24th day of August A. D. 19 79 at 10:37 o'clock AM., and

is recorded in Vol. M79, of Deeds on Page 20195

Wm D. MILNE, County Clerk

By Bernard A. Hetch

Fee \$7.00