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38-19847-5-D
WARRANTY DEED (INDIVIDUAL)

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WILLIAM R. NICHOLSON, JR.

GLENN HANCOCK and MADELYN J. HANCOCK, husband and wife
of Klamath, State of Oregon, described as:

Lot 10, Block 4, Tract No. 1087, FIRST ADDITION TO BANYON PARK,
in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
 2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District
 3. Reservations, restrictions, and recitals contained in that certain, deed from Oregon Washington Investment Co., a corporation to Edgar L. Turner and Mary Turner, husband and wife, dated October 23, 1948 and recorded October 28, 1948 in Book 226 at page 191, Deed Records of Klamath County, Oregon, omitting restrictions, herein if any, based on race, color, religion or national origin, (Covers additional Property)
 4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof.
 5. Restrictions, but omitting restrictions, if any, based on race, color, **** and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those mentioned above *** religion or national origin, as shown on the recorded plat of First Addition to Banyon Park.
- 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 \$ 51,000.00 .

Dated this 19 day of October, 1979.

William R. Nicholson, Jr.
WILLIAM R. NICHOLSON, JR.

STATE OF OREGON, County of Klamath) ss.

October 19, 1979 William R. Nicholson, Jr. personally appeared, the above named instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me:

Donna K. Rick
DONNA K. RICK
NOTARY PUBLIC - OREGON

Notary Public for Oregon Commission Expires 11/21/83

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)

TO

After Recording Return to:
Glenn Hancock
4714 Pepperwood
Klamath Falls, OR 97601

Send tax statements:
Dept of Veterans Affairs
1225 Ferry St. S.E.
Salem, OR 97310

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

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 22nd day of October, 1979, at 10:39 o'clock A.M. and recorded in book 479 on page 24781 Records of Deeds of said County.

Witness my hand and seal of County affiant

Wm. D. Milne

County Clerk

By *Bernard H. Hetch*

Fee \$3.50

28689

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title co.

this 13th day of December A. D. 19 79 at 11:08 clock A. M., and

fully recorded in Vol. 1179, of Deeds on Page 28688

Wm D. MILNE, County Clerk

Fee \$7.00

By Richard H. Hetch