

80005

T/A 38-20930-M

WARRANTY DEED (INDIVIDUAL)

Vol. ^m 80 Page 1860

JOSEPH L. KAVANAUGH and SHERYL K. KAVANAUGH, Husband and Wife

hereinafter called grantor, convey(s) to

GEORGE M. STUDENT, JR. and PATSY R. STUDENT, 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 \$ 45,000.00 *

Dated this 25th day of January, 19 80.

X Joseph L. Kavanaugh
JOSEPH L. KAVANAUGH
X Sheryl K. Kavanaugh
SHERYL K. KAVANAUGH

COLORADO
STATE OF OREGON, County of Klamath) ss.

On this 25th day of January, 19 80 personally appeared the above named
Joseph L. Kavanaugh and Sheryl K. Kavanaugh and acknowledged the foregoing
instrument to be their voluntary act and deed.



Before me:

Kathy Kavanaugh
Notary Public for Oregon Colorado
My commission expires: 11-29-82

- * 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)

KAVANAUGH

TO

STUDENT

After Recording Return to:

Mr. & Mrs. George M. Student, Jr.
4722 Alpine Drive
Klamath Falls, Oregon 97601
Taxes: Dept. of Veterans' Affairs
1225 Ferry St. S. E.
Salem, Oregon 97310

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 _____

Deputy

EXHIBIT "A"

Lot 18, Block 4, FIRST ADDITION TO BANYON PARK, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

2. 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)

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 December 23, 1974 in Book M-74 at Page 16182.

4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Banyon Park.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
 this 29th day of January A. D. 19 80 at 4:08 clock P. M., and
 duly recorded in Vol. M80, of Deeds on Page 1860

Wm D. MILNE, County Clerk
 By Bernetha J. Ketchum

Fee \$7.00