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T/A 38-21090-M

WARRANTY DEED (INDIVIDUAL)

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2865

ROScoe ALFRED SPARKS and KATHERINE C. SPARKS, Husband and Wife
 hereinafter called grantor, convey(s) to
 CLYDE A. WARNER and EDNA M. WARNER, husband and wife
 all that real property situated in the County

of Klamath State of Oregon, described as:

Lot 16, Block 3, SHADOW HILLS NO. 1, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Shadow Hills No. 1. 2. Utility easements as delineated on the recorded plat along the rear 8 feet of subject property and Southwesterly 8 feet of subject property. 3. An easement dated November 15, 1962, recorded December 21, 1962 in Book 342 at Page 155 in favor of Pacific Power and Light Company. 4. Subject to a 1 foot encroachment of the house over the utility easement as disclosed by site certification dated November 27, 1976. 5. Trust Deed dated December 8, 1976, recorded December 8, 1976 in Book M-76 at Page 19755 in favor of U. S. National Bank of Oregon and assigned to Commerce Mortgage Company, recorded February 8, 1977 in Book M-77 at Page 2272 which grantee herein agrees to assume and pay.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____
 as shown 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 \$ 45,500.00.

Dated this 12th day of February, 19 80.

Roscoe Alfred Sparks
 ROSCOE ALFRED SPARKS

Katherine C. Sparks
 KATHERINE C. SPARKS

STATE OF OREGON, County of Klamath) ss.

On this 12th day of February, 19 80 personally appeared the above named Roscoe Alfred Sparks and Katherine C. Sparks and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

W. Lawrence P. Addington

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)

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.

After Recording Return to:
 Mr. & Mrs. Clyde A. Warner
 P.O. Box 1677, City, 97601
 Send Taxes To:
 U.S. Nat. B. Bank
 P.O. Box 3347
 Portland, OR 97208

STATE OF OREGON,

County of

Klamath } ss.

On this the 12th day of February, 1980 personally appeared
Roscoe Alfred Sparks
 who, being duly sworn (or affirmed), did say that he is the attorney in fact for
Katherine C. Sparks and
 that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-
 edged said instrument to be the act and deed of said principal.

Before me:

(Official Seal)

[Signature]
 (Signature)

(Title of Officer)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 12th day of February A. D. 1980 at 1:40 o'clock P. M.

and duly recorded in Vol. 1830, of Deeds, on Page 2065

Wm D. MILKE, County Clerk.

By Katherine C. Sparks

Fee \$7.00