

38-213936-

3072

WARRANTY DEED (INDIVIDUAL) Vol. ^m 80 Page 6320

ISABEL WILLIAMS and SALLY HENZEL, nat as tenants in common, but with the right of survivorship. hereinafter called grantor, convey(s) to ROBERT L. RINEHART and EDNA L. RINEHART, husband and wife all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 27, Block 5, Tract No. 1037, FIFTH ADDITION TO SUNSET VILLAGE, 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, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Fifth Addition to Sunset Village.
5. 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 : June 13, 1972 Book: M-72 Page: 6318

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except 6. Set back provisions as delineated on the recorded plat, 25 feet from front lot line and 5 feet from side lot line and 20 feet along arterial*** 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 \$ 65,000.00 .

****Street.

7. Utility easements as delineated on the recorded plat along rear lot line and being 8 feet in width. 8. This property lies within and is subject to the levies and assessments of the Sunset Village Lighting District.

Dated this _____ day of March, 19 80.

ISABEL WILLIAMS

SALLY HENZEL

STATE OF OREGON, County of Multnomah) ss.

Sally Henzel

_____ , 19 80 personally appeared the above named _____ and acknowledged the foregoing instrument to be: _____ voluntary act and deed.

Before me:

Monica Lea Thurst

Notary Public for Oregon

My commission expires: 9-11-83

* 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 Rinehart
3810 Coronado
Klamath Falls, OR 97601

Send taxes to:
Dept of Veterans Affairs
1224 Ferry St S.E.
Salem, OR 97310

Form No. 0-960
(Previous Form No. TA 16)

STATE OF OREGON,

County of _____) ss.

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

6821

STATE OF OREGON,

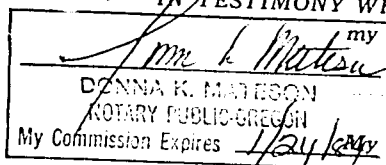
County of Klamath } ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 10 day of April, 1980
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named Isabel Williams

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written



Notary Public for Oregon.

Commission expires

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 10th day of April, A. D. 1980, at 3:40 clock P.M., an-

duly recorded in Vol. N80, of Deeds on Page 6820

Wm D. MILNE, County Clerk

Fee \$7.00

By Bernard J. Detrich