

33433
T/A 38-21300-M

WARRANTY DEED (INDIVIDUAL)

Vol. 50 Page 7125

DONNA R. BIXLER, who acquired title as DONNA R. MILLER

JAMES H. HARRIS and PATRICIA A. HARRIS, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 21, Block 8, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. An easement dated June 26, 1905, recorded May 18, 1907, in Book 22 at Page 479 in favor of United States of America. 2. An easement dated May 1, 1945, recorded May 15, 1945, in Book 176 at Page 284 in favor of California Oregon Power Company. 3. An easement dated January 14, 1974, recorded March 20, 1974 in Book M-74 at Page 3582 in favor of City of Klamath Falls. 4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1064, First Addition to Gatewood. 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 September 3, 1976 in Book M-76 at Page 13888.

80 APR

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 \$ 53,750.00.

Dated this 18th day of April, 19 80.

Donna R. Bixler
DONNA R. BIXLER

STATE OF OREGON, County of Klamath) ss.

On this 18th day of April, 19 80, Donna R. Bixler personally appeared the above named instrument to be her voluntary act and deed. and acknowledged the foregoing

Before me:

Marlene 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)

TO

After Recording Return to:
Mr. & Mrs. James H. Harris
6441 Bryant, City, 97601
Send Taxes To:
Dept. of Veterans' Affairs
1225 Ferry S.E.
Salem, OR 97310

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

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 21st day of April, 19 80 at 11:10 o'clock A M. and recorded in book M80 on page 7425 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By Lernetha Shetch Deputy

Fee \$3.50