

3906
T/A 38-21411-M

WARRANTY DEED (INDIVIDUAL)

Vol. 86 Page 4107

RICKY LOUIS UTLEY and LINDA MARGARET UTLEY, Husband and Wife, hereinafter called grantor, convey(s) to
JEFFERY D. JANGALA and LINDA L. JANGALA, Husband and Wife
all that real property situated in the County
of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

280 MAY 2 PM 3 32

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 \$ 42,900.00.

Dated this 28th day of April, 19 80

Ricky Louis Utley
RICKY LOUIS UTLEY

Linda Margaret Utley
LINDA MARGARET UTLEY

STATE OF OREGON, County of Klamath) ss.

On this 28th day of April, 19 80 personally appeared the above named
Ricky Louis Utley and Linda Margaret Utley and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Barbara L. 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. Jangala
4848 Darwin Place
Klamath Falls, Oregon 97601

Fees: Peoples Mortgage Co.
500 1/2 Multnomah Suite 850
Portland, Oregon 97232

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

EXHIBIT "A"

8168

Lot 7, Block 5, FIRST ADDITION TO KELENE GARDENS, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

3. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded in Book M-68 at Page 3337, Microfilm Records.

4. Set-back lines over the front (East) 20 feet and utility easements over the rear (West) 8 feet and the South 16 feet as set out on the Plat and in the Dedication of First Addition to Kelene Gardens.

5. A perpetual easement for drainage purposes, including the terms and provisos thereof, as set forth in Deed Volume M-70 at page 1840, recorded March 6, 1970. (Affects the Westerly 8 feet)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 2nd day of May A. D. 19 80 at 3:32 clock P.M., and

truly recorded in Vol. 480, of Deeds on Page 8167

Wm D. MILNE, County Clerk

By Bernetha A. Leteck

Fee \$7.00