

84680

WENDELL L. HOGGATT

MICHAEL E. WILLER and VICKIE A. WILLER, hereinafter called grantor, convey(s) to husband and wife

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

Lot 4, Block 2, Tract 1008 known as BANYON PARK, in the County of Klamath State of Oregon

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except See 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 \$50,000.00.

Dated this 21st day of May, 19 80.

Wendell L. Hoggatt

STATE OF OREGON, County of Klamath) ss.

On this 22nd day of May, 19 80 personally appeared the above named Wendell L. Hoggatt and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Susan C. Ratzke
Notary Public for Oregon

My commission expires: 11/2/82

* 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)

TO

After Recording Return to:

Mr. & Mrs. Michael E. Willer
4940 Sumac
Klamath Falls, Oregon 97601

Send tax statements to:
Dept. of Veterans Affairs
1225 Ferry St.
Eugene, Oregon 97401

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"

SUBJECT TO:

9435

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. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Banyon Park.
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 December 30, 1970 in Book: M-70 page: 11421.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
this 22nd day of May A. D. 19 80 at 3:58 clock P M., or
July recorded in Vol. M80, of Deeds on Page 9434

Wm D. MILNE, County Cl.

By Lernetha Heloich

Fee \$7.00