

85881

RONALD D. BRYANT and SHEILA J. BRYANT, husband and wife

MICHAEL J. MC NAMEE and RUNNISHA R. MC NAMEE, husband and wife

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

Lot 13, Block 2, FIRST ADDITION TO WINEMA GARDENS, 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 as listed 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 \$ 49,500.00

Dated this 20 day of June, 19 80.

Ronald D. Bryant
RONALD D. BRYANT

Sheila J. Bryant
SHEILA J. BRYANT

STATE OF OREGON, County of Klamath) ss.

On this 20 day of June, 19 80 personally appeared the above named Ronald D. Bryant and Sheila J. Bryant and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Donna K. Mateson
DONNA K. MATESON
NOTARY PUBLIC-OREGON
My Commission Expires 1/24/84

Notary Public for Oregon

My commission expires:

- * 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)

BRYANT

TO

MC NAMEE

After Recording Return to:

Mr. and Mrs. Michael McNamee
11030 Merrill Hwy. #39
Klamath Falls, OR 97601
SEND TAX STATEMENTS TO:
Same as now listed
(Dept. of Veterans' Affairs)

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 _____ Title _____ Deputy _____

"EXHIBIT A"

1. Regulations, including levies, liens, assessments, right of way and easements of the Moyina Water District.
2. Regulations, including levies, liens, assessments, right of way and easements of the South Suburban Sanitary District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Winema Gardens.
4. Reservations and restrictions, including the terms and provisions thereof, contained in deed dated May 14, 1951, recorded July 13, 1951 in Deed Book 248, page 397, as follows: "Not more than two hogs shall be kept on said premises at any one time."
5. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$35,000.00

Dated	: September 16, 1977	Book: M77	Page: 17377
Recorded	: September 16, 1977		
Mortgagor	: John G. Maguire and Bonnie J. Maguire, husband and wife		
Mortgagee	: State of Oregon, represented and acting by the Director of Veterans' Affairs		

WHICH GRANTEES HEREIN AGREE TO ASSUME AND PAY IN FULL.

6. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$6,000.00

Dated	: May 3, 1978	Book: M78	Page: 8927
Recorded	: May 4, 1978		
Mortgagor	: John G. Maguire and Bonnie J. Maguire, husband and wife		
Mortgagee	: State of Oregon, represented and acting by the Director of Veterans' Affairs		

WHICH GRANTEES HEREIN AGREE TO ASSUME AND PAY IN FULL.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
 this 20th day of June A. D. 1980 at 4:02 o'clock P. M., or
 as recorded in Vol. M80, of Deeds on Page 11431

Fee \$7.00

By Bernetha Adetsch Wm D. MILNE, County Clerk