

86308

T/A 38-18973-0-D

WARRANTY DEED (INDIVIDUAL) Vol. 80

Page 12124

CHARLES M. FRIES and ELAINE R. FRIES, as tenants in common

, hereinafter called grantor, convey(s) to

HAZEL L. WILKERSON

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

The Southeasterly 68 feet of Lot 5, and the Northwesterly 17.9 feet of Lot 6, 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.

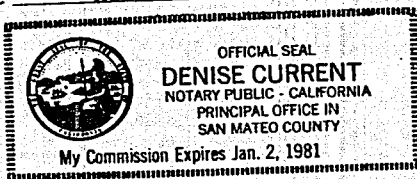
The true and actual consideration for this transfer is \$ 60,000.00

Dated this 19th day of June 1980

Charles M. Fries
CHARLES M. FRIES
Elaine R. Fries
ELAINE R. FRIES

CALIFORNIA
STATE OF ~~OREGON~~, County of SAN MATEO) ss.

June 19th, 1980 personally appeared the above named Elaine R. Fries and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me:

Denise Current
Notary Public for ~~Oregon~~ California
My commission expires: 1/2/81

- * 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)

Fries

TO

Wilkenson

After Recording Return to:

Mrs Hazel Wilkenson
1804 Carlton Dr
Klamath Falls, Ore 97601

Send taxes to:
Klamath First Fed

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

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, including the terms and provisions thereof, recorded July 15, 1959 in Book 13 at page 472, Miscellaneous Records of Klamath County, Oregon, and by instrument recorded August 13, 1959 in said Book 13 at page 496, Miscellaneous Records, the above restrictions were amended, omitting restrictions herein, if any, based on race, color, religion or national origin.
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 : May 26, 1960 Book: 321 Page: 440
6. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Winema Gardens. Subject to a 20 foot building set back line along the front of said lot.
7. Trust deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$25,200.00
Dated : November 22, 1972
Recorded : November 28, 1972 Book: M-72 Page: 13648
Trustor : Jerry W. Carlson and Dianne L. Carlson
Trustee : William Ganong, Jr.
Beneficiary : First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation.

WHICH GRANTEES HEREIN AGREE TO ASSUME AND PAY IN FULL.

STATE OF OREGON,

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

County of Klamath } ss.

BE IT REMEMBERED, That on this 30 day of June, 1980
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named Charles M. Fries

known to me to be the identical individual... described in and who executed the within instrument and
acknowledged to me that NC 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.

Donna K. Mateson
DONNA K. MATESON
NOTARY PUBLIC-OREGON Notary Public for Oregon.
My Commission Expires 7/24/84

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 1st day of
July A.D., 1980 at 10:30 o'clock A M., and duly recorded in Vol. M80
of Deeds on Page 12124.

FEE \$7.00

WM. D. MILNE, County Clerk

By Bernard J. Helock Deputy