

T/A 38-21738-M

86479

WARRANTY DEED (INDIVIDUAL)

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12394

HARRIET M. HOWARD

ROBERT C. HELMERS and BESSIE M. HELMERS,

hereinafter called grantor, convey(s) to

of KIAMATH

, State of Oregon, described as:

all that real property situated in the County

SEE ATTACHED EXHIBIT "A"

'80 JUL 7 AM 11 05

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 \$ 50,500.00 \*

Dated this 30TH day of June, 19 80.

Harriet M. Howard  
HARRIET M. HOWARD

STATE OF OREGON, County of MARION ) ss.

On this 30TH day of June

Harriet M. Howard, 19 80 personally appeared the above named instrument to be her voluntary act and deed, and acknowledged the foregoing

Before me:

Suzanne Barton  
Notary Public for Oregon

My commission expires: 4/18/80

- \* 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)

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.

Title

By

Deputy

After Recording Return to:

Mr. & Mrs. Robert C. Helmers  
5824 Southgate  
Klamath Falls, Oregon 97601  
FAXES: Dept. of Veterans Affairs  
1225 Ferry St. S.E.  
Salem, Oregon 97310

Lot 16, Block 2, FIRST ADDITION TO SUNSET VILLAGE, 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 Enterprise Irrigation District.

2. Regulations, including levies, liens, assessments, rights 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 Sunset Village.

4. This property lies within and is subject to the levies and assessments of the First Addition to Sunset Village Lighting District.

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 March 4, 1969 in Book M-69 at Page 1643 and amended April 21, 1969 in Book M-69 at Page 2846.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 7th day of July A. D. 1980 at 11:05 clock A.M., and

is recorded in Vol. M80, of Deeds on Page 12394

Wm D. MILNE, County Clerk

By Bernetha H. Hetch

Fee \$7.00