

86980

T/A 38-22071-M

WARRANTY DEED (INDIVIDUAL)

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Page

13200

KERRY C. SHORT and CATHY M. SHORT, Husband and Wife

CHRISTOPHER B. WOODS and KATHLEEN A. WOODS, hereinafter called grantor, convey(s) to  
Husband and Wifeof KLAMATH, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_  
as shown on the 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 \$ 63,500.00 .\*Dated this 16th day of July, 19 80.Kerry C. Short  
KERRY C. SHORTCathy M. Short  
CATHY M. SHORTSTATE OF OREGON, County of Klamath ) ss.On this 16th day of July, 19 80 personally appeared the above named  
Kerry C. Short and Cathy M. Short and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Barlene D. Addington  
Notary Public for OregonMy 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)

SHORT  
TO  
WOODS

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. and Mrs. Christopher B. Woods  
2106 Dawn Drive  
Klamath Falls, Oregon 97601  
Taxes: Klamath First Federal  
South 6th Street Office  
Klamath Falls, Oregon 97601

Lot 4, Block 4, Tract No. 1103, EAST HILLS ESTATES, in the County, of Klamath, State of Oregon.

SUBJECT TO: 1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Basin View Drainage District.

3. Regulations, including levies, liens, assessments, rights of way and easements of the Moyina Water District.

4. Restrictions, but omitting restrictions if any, based on race, color, religion or national origin, as shown on the recorded plat of East Hills Estates, as follows:

(a) Easements for future public utilities and drainage as shown on the annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities and drainage.

(b) Said lands are within the Basin View Drainage District and are subject to all rules, regulations and assessments of said Drainage District.

(c) A 25 foot building set back line on the front of all lots and a 20 foot building set back line along side street lines.

(d) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants.

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 January 30, 1976 in Book M-76 at Page 1419 and amended March 10, 1976 in Book M-76 at Page 3417.

6. Trust Deed dated November 20, 1978 and recorded November 20, 1978 in Book M-78 at Page 26228 in favor of Klamath First Federal Savings and Loan Association which grantees herein agree to assume and pay.

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

ss.

On this the 16th day of July, 1980 personally appeared  
KERRY C. SHORT

who, being duly sworn (or affirmed), did say that he is the attorney in fact for CATHY M. SHORT and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me,

Barlene J. Addington  
(Signature)

My Commission Expires March 22, 1981

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 16th day of July A.D., 19 80 at 3:58 o'clock P M., and duly recorded in Vol. M80 of Deeds on Page 13200.

FEE \$7.00

WM. D. MILNE, County Clerk

By Bernetha H. Hetch Deputy