

86999

WARRANTY DEED (INDIVIDUAL)

Vol. ^m 80 Page 13231

T/A 38-22027-M

BILL E. SOWELL and JANET S. SOWELL, Husband and Wife

, hereinafter called grantor, convey(s) to

KEVIN EUGENE LYNN

all that real property situated in the County

of 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 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 \$ 55,165.19

Dated this 16 day of July, 19 80.

Bill E. Sowell by Laurence E. Sowell
 BILL E. SOWELL
Janet S. Sowell
 JANET S. SOWELL

STATE OF OREGON, County of Klamath) ss.

On this 16 day of July, 19 80 personally appeared the above named
 Bill E. Sowell and Janet S. Sowell and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me:

Marlene P. Addington
 Notary Public for Oregon
 My 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)

TO

After Recording Return to:

KEVIN E. LYNN
 5405 VALLEYWOOD
 KLAMATH FALLS, OREGON 97601
 JAMES: KLAMATH First Federal
 540 MAIN STREET
 KLAMATH FALLS, OREG. 97601

Form No. 0-960
 (Previous Form No. TA 16)

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 _____

Title _____

Deputy _____

EXHIBIT "A"

13232

Lot 16, Block 13, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of Oregon.

- SUBJECT TO: 1. An easement dated June 26, 1905 and recorded May 18, 1907 in Book 22 at Page 479 in favor of United States of America.
2. An easement dated May 1, 1945 and recorded May 15, 1945 in Book 176 at page 284 in favor of California Oregon Power Company for Right of way for pole lines.
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 Gatewood.
4. 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 September 3, 1976 in Book M-76 at Page 13888.
5. Trust Deed dated March 22, 1979 and recorded March 23, 1979 in Book M-79 at Page 6549 in favor of Klamath First Federal Savings and Loan Association, which grantee herein agrees 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, 19 80 personally appeared Lawrence E. Sowell who, being duly sworn (or affirmed), did say that he is the attorney in fact for Bill E. Sowell 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:

W. Darlene L. Addington
(Signature)

W. Commission Expires 3-22-81
(Title of Officer)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Transamerica Title Co.this 17th day of July A. D. 19 80 at 11:19 o'clock A.M., orfully recorded in Vol. M80, of Deeds on Page 13231W^m D. MILNE, County ClerkBy Bernetha H. Hetch

Fee \$7.00