

87688

WARRANTY DEED (INDIVIDUAL)

Vol. <sup>m</sup> 80 Page 14362

\*\* ALLIE MAE BRAY\*\*

, hereinafter called grantor, convey(s) to

\*\* BEN VITCOV \*\*

all that real property situated in the County

of KLAMATH, State of Oregon, described as:

The Southwesterly 80 feet of Lot 16, Block 41 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 16, Block 41 of Hot Springs Addition to the City of Klamath Falls, Oregon; thence Northeasterly along the Northerly line of Erie Street, 80 feet; thence Northwesterly and parallel to Alameda 50 feet; thence Southwesterly and parallel to Erie Street, 80 feet; thence Southeasterly 50 feet to the place of beginning.

- 1) Regulations to the City of Klamath Falls
- 2) Restrictions as shown on the recorded plat of Hot Springs Additions
- 3) Mortgage in favor of State of Oregon, Director of Veterans Affairs with an approximate unpaid balance of \$20,681.60 dated November 17, 1977 and Recorded November 28, 1977 in Book M 77, Page 22952 which grantee herein agrees and assumes to pay.
- 4) 1980-81 Taxes, a lien not yet payable.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_ as set forth above

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 \$ 30,000.00 \*

Dated this 1st day of August, 19 80

Allie Mae Bray  
Allie Mae Bray

STATE OF OREGON, County of Klamath ) ss.

August 1, 1980, 19\_\_\_\_ personally appeared the above named  
ALLIE MAE BRAY and acknowledged the foregoing  
instrument to be her voluntary act and deed.

Before me:

Julia Ross  
Notary Public for Oregon

My commission expires: 2/1/81

\* 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)

Allie Mae Bray

TO

Ben Vitcov

After Recording Return to:

Ben Vitcov  
12190 Mellowood Dr.,  
Saratoga, CA 95070

Tax Statements to

DUA  
1225 Ferry St SE  
Salem, OR 97310

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

STATE OF OREGON, )

) ss.

County of Klamath )

I certify that the within instrument was received for record on the 1st day of August, 1980, at 4:01 o'clock P.M. and recorded in book M80 on page 14362 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernetha H. Hetch

Deputy

Fee \$3.50