

88425

WARRANTY DEED (INDIVIDUAL)

Vol. 80 Page 15510

VICTOR PILAT

WILLIAM C. TIMMERMAN

of Klamath, State of Oregon, described as:

Lot 11, Block 6, SPRAGUE RIVER VALLEY ACRES, 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 See 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 \$ 3,300.00

Dated this 1st day of July, 19 80.

X Victor Pilat

California
STATE OF OREGON, County of Sonoma ss.

On this 3rd day of July, 19 80 personally appeared the above named Victor Pilat and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:

Josephine McCall
Notary Public for Oregon California

My commission expires: July 5, 1983

- * 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

STATE OF OREGON,

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

After Recording Return to:
Tax Statements to:
Mr. William Timmerman
5522 W. 116th Street
Inglewood, California 90304

EXHIBIT "A"

Subject to:

1. Any existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of Land Status Report recorded in Book 315 at page 652, Deed Records, including Indian Service Road rights of way and Weyerhaeuser Logging Railway.
2. 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 October 4, 1968 in Book: M-68 Page: 9030.
3. 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 April 30, 1969 in Book: M-69 Page: 3171.
4. All contracts, proceedings, taxes and assessments relating to the Sprague River Valley Acres Property Owners in connection with the operation, maintenance, repair, rebuilding or rehabilitation of roads, streets and public ways of Sprague River Valley Acres Plat and all rights of way for roads, ditches, canals and conduits, if any there may be, as disclosed by the Articles of Association, recorded April 30, 1969 in Book M-69 at page 3174, Microfilm Records, Amended by instrument recorded May 21, 1976 in Book M-76 at page 7574, Microfilm Records.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.this 15th day of August A. D. 1980 at 3:49 o'clock P. M., orfully recorded in Vol. M80, of Deeds on Page 15510

Wm D. MILNE, County Clerk

By Bernetha A. Hetsch

Fee \$7.00