

89668

WARRANTY DEED (INDIVIDUAL) Vol. 78 Page 17481

T/A 38-22441-S

STEVE R. DUMONT and LINDA D. DUMONT, Husband and Wife

hereinafter called grantor, convey(s) to
DEBRA G. MATTHEWS and RICKY J. KREIZENBECK and SUSAN M. KREIZENBECKall 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 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 \$ 36,000.00.Dated this 15th day of September, 19 80.Steve R. Dumont
STEVE R. DUMONTLinda D. Dumont
LINDA D. DUMONTSTATE OF OREGON, County of Klamath ss.On this 15th day of September, 19 80 personally appeared the above named
Steve R. Dumont and Linda D. Dumont and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Susan C. Patke
Notary Public for Oregon

My commission expires: _____

- * 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:

Mr. & Mrs. Matthews
5337 Knightwood
Klamath Falls, Oregon 97601Send tax statements to:
Dept. of Veterans Affairs
1225 Army B.E.
Baker

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.

Title

By _____

Deputy

EXHIBIT "A"

A portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ in Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows: 17482

Beginning at the Northeast corner of the recorded plat of Summer Heights; thence due South 138.55 feet to the true point of beginning of this description; thence continuing South 46.05 feet; thence South 37° 18' East 73.35 feet; thence North 65° 33 $\frac{1}{2}$ ' East 125 feet; thence North 14° 15 $\frac{1}{2}$ ' West 88.5 feet; thence South 76° 26' West 140.4 feet to the true point of beginning.

EXCEPTING that portion deeded for South Etna Street in Book M-71 at page 8160, Microfilm Records, more particularly described as follows:

Beginning at the Northeast corner of Summers Heights Subdivision; thence South along Summers Heights Subdivision 138.55 feet to the true point of beginning; thence South along Summers Heights Subdivision 46.05 feet; thence South 37° 18' East 73.35 feet; thence North 65° 33 $\frac{1}{2}$ ' East 51.29 feet; thence North 37° 18' West 109.14 feet; thence North 2.39 feet; thence South 76° 26' West 25.72 feet to the point of beginning.

SUBJECT TO: 1. Taxes for the year 1980-81 are now a lien but not yet payable.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded July 11, 1950 in Book 240 at Page 150.
5. Reservations contained in deeds from Everett R. Dennis, et ux., to Vernon G. Howard, et ux., recorded in Volume 244 at Page 560 and in Volume 257 at page 229, Deed Records of Klamath County, Oregon.

6. An easement recorded April 11, 1955 in Book 273 at Page 450 in Favor of James F. Stilwell, et ux.
7. An easement recorded July 24, 1933 in Book 101 at Page 274 in favor of The California Oregon Power Company, a corporation.
8. An easement recorded February 16, 1962 in Book 205 at Page 491 and in favor of Pacific Power & Light Company.
9. Mortgage dated January 20, 1975 and recorded January 20, 1975 in Book M-75 at Page 886 in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs which grantees herein agree to assume and pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 15th day of September A.D. 1980 at 3:59 o'clock P. M., on

July recorded in Vol. M80, of Deeds on Page 17481

Wm D. MILNE, County Clerk

By Bernetha J. Helock

Fee \$7.00