

89791

WARRANTY DEED (INDIVIDUAL)

Vol. 80 Page 17668

EDWARD TARAPE and SHIRLEY D. TARAPE, husband and wife, who took
title as EDWARD D. S. TARAPE hereinafter called grantor, convey(s) to
ROY A. LEWIS and VIRGINIA A. LEWIS, husband and wife
all that real property situated in the County
of Klamath, State of Oregon, described as:

Lot 14, Block 5, FIRST ADDITION TO KELENE GARDENS, 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 \$43,200.00.

Dated this 8th day of September, 19 80.

IDAHO ELMORE
STATE OF ~~OREGON~~, County of Klamath) ss.

On this 12th day of September, 1980 personally appeared the above named
Edward Tarape and Shirley D. Tarape and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon IDAHO

My commission expires: 5/15/83

- * 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. Roy A. Lewis
P.O. Box 1914
Klamath Falls, Oregon 97601

Send tax statements to:
Klamath 1st Federal
2943 E. 6th Street
Klamath Falls, Oregon 97601

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

Deputy

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements for the South Suburban Sanitary District.
3. Temporary and/or perpetual Warranty Clearance Easement, including the terms and provisions thereof, granted to United States of America recorded July 16, 1964 in Book 354 at page 499, Deed Records. (This affects part of First Addition to Kelene Gardens)
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 in Book M-69 at page 3337, Microfilm Records.
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Kelene Gardens.
6. Trust Deed, including the terms and provisions thereof, recorded September 3, 1976 in Book M-76 at page 13810 in favor of Klamath First Federal Savings and Loan Association, which grantees herein assume and agree to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
this 17th day of September A. D. 1980 at 3:45 clock P.M., and
fully recorded in Vol. M80, of Deeds on Page 17668

Wm D. MILNE, County Clerk
By Lernetha J. Hetch

Fee \$7.00