

90840

WARRANTY DEED (INDIVIDUAL)

Vol. 1780 Page 19321MICHAEL STEVEN MITCHELLEUGENE L. BUNCH and JANET L. BUNCH, husband and wife, hereinafter called grantor, convey(s) toof Klamath, State of Oregon, described as:

(See attached "exhibit a" for legal description)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as listed 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 \$ 89,500.00.Dated this 3rd day of October, 1980.Michael Steven Mitchell
MICHAEL STEVEN MITCHELLSTATE OF OREGON, County of Klamath) ss.On this 3rd day of October, 19 80 personally appeared the above named Michael Steven Mitchell and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Julie Carroll
Notary Public for OregonMy commission expires: 2/14/81

- * 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)

MitchellBunch

TO

After Recording Return to:
Mr. and Mrs. Eugene L. Bunch
6614 Cottage Way
Klamath Falls, OR 97601SEND TAX STATEMENTS TO:
First National Bank of Oregon
RELD, P. O. Box 1541
Medford, OR 97501

STATE OF OREGON,)

County of _____) ss.

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"

LEGAL DESCRIPTION:

19322

A tract of land situated in Lot 1, Block 3, Tract 1103 EAST HILLS ESTATES and Lot 28, Block 3, Tract 1120, SECOND ADDITION TO EAST HILLS ESTATES, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 28, Block 3 of said Tract 1120; thence North 89° 12' 22" East along the Southerly rights of way line of Cottage Ave., 0.48 feet; thence continuing along said right of way line on the arc of a curve to the left (central angle is 14° 22' 47" radius is 300 feet) 75.29 feet; thence South 15° 10' 25" East 139.63 feet; thence West 110.63 feet to the Westerly line of said Lot 28, Tract 1120; thence North 00° 21' 05" West 124.32 feet to the point of beginning, with bearings based on said Tract 1103.

SUBJECT TO:

1. Regulations, including levies, liens, assessments, rights of way and easements of the City of Klamath Falls.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Basin View Drainage District.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of East Hills Estates.
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1120, Second Addition to East Hills Estates.
6. Drainage Easement, including the terms and provisions thereof, dated September 22, 1975, recorded October 15, 1975 in Book M-75 at page 12802, Microfilm Records, between Basin View Development Co., and Basin View Drainage District for a 16 foot storm drain easement over the Westerly boundary of the herein described property. (Affects Lots 28 and 29, Block 3)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 6th day of October A. D. 1980 at 2:04 o'clock P. M., in

publicly recorded in Vol. 180, of Deeds on Page 19321

Wm D. MILNE, County Clerk

[Signature]

Fee \$7.00