

90859

WARRANTY DEED (INDIVIDUAL)

Vol. 78 Page 19358

HELEN ISABEL CARMAN
REFUGIO GOMEZ AND VONDA K. GOMEZ,
husband and wife
 all that real property situated in the County
 of Klamath, State of Oregon, described as:

The West ½ of Lot 3, MILLER PARK, a resubdivision of Lots 36 to 41
 inclusive and the vacated alley in Block F HOMECREST, in the County
 of Klamath, State of Oregon

SUBJECT TO:

- 1) Taxes for the year 1980-81 a lien not yet payable.
- 2) Regulations, levies, liens and utility assessments of the City of Klamath Falls.
- 3) Regulations, levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
- 4) Regulations, levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
- 5) Reservations contained in the dedication of Homecrest, as follows:
 "Excepting and reserving right to construct and operate ditches and pipe lines for irrigation, drainage and domestic water supply, light, power and telephone lines or conduits."
- 6) continued on the reverse hereof:

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
AS SHOWN ABOVE AND ON THE REVERSE HEREOF:

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 \$43,500.00.

**

Dated this 6th day of October, 1980.

Helen Isabel Carman
 Helen Isabel Carman

STATE OF OREGON, County of Klamath) ss.

October 6, 1980, 1980 personally appeared the above named
HELEN ISABEL CARMAN and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me:

Donna K. Mateson
 DONNA K. MATESON
 NOTARY PUBLIC-OREGON
 My Commission Expires 1/24/80

Notary Public for Oregon

My commission expires: 1/24/80

* 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 Refugio Gomez
3609 Alva St
Klamath Falls Ore 97601
Send taxes too
Klamath First Fed

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

SUBJECT TO: - continued

6) Reservations, including the terms and provisions thereof as set forth in deed from Frank Ira White, et ux, to Charles Thomas, et ux, dated May 31, 1941 recorded August 22, 1945 in Book 179 page 211 Deed Records as follows: "No dwelling house shall be erected on said lot at a cost of less than \$1500 and that all buildings erected on said lot shall be finished as to exterior and painted on the outside within 60 days of the date on which the frame is raised."

7) Reservations, including the terms and provisions thereof, In the Dedication of said Miller Park, to wit; " Excepting and reserving the right to construct and operate all utility services such as sewers, water lines, telephone and power lines, irrigation and drainage, along side and back lines of lots."

8) Trust Deed including the terms and provisions thereof recorded February 16, 1979, in Book M 79 page 3722 in favor of Klamath First Federal Savings and Loan Association, WHICH GRANTEEES HEREIN AGREE TO ASSUME AND PAY.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Titel Co.

on 6th day of October A. D. 1980 at 3:58 clock PM, and

legally recorded in Vol. 180, of Deeds on Page 19358

Wm D. WILNE, County Clerk
By Bernetha A. Fetsch

Fee \$7.00