

90937

## WARRANTY DEED (INDIVIDUAL)

Vol. <sup>m</sup> 80 Page 19480

BOB TURNER AND HELEN TURNER

, hereinafter called grantor, convey(s) to

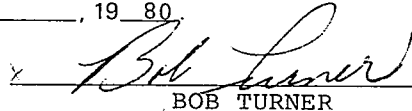
JAMES EDWARD UMLAH AND PATRICIA JOYCE UMLAH,  
husband and wifeall that real property situated in the County  
of Klamath, State of Oregon, described as:Lot 2, Block 1, Tract No. 1065, IRISH BEND, in the County of Klamath,  
State of Oregon

## SUBJECT TO:

- 1) Taxes for the year 1980-81 are now a lien but not yet payable.
- 2) Restrictions as shown on the recorded plat of Tract No. 1065 Irish Bend.
- 3) Covenants, easements and restrictions imposed by instrument, including ther terms thereof, recorded May 9, 1973 in Book M 73, page 5588
- 4) An easement created by instrument including the terms and provisions thereof, recorded October 6, 1965 in Book M-65 page 2355 & 2357 in favor of Pacific Power & Light Co., for a 20 foot wide right of way
- 5) Contract including the terms and provisions thereof, recorded February 8, 1978 in Book M 78, page 2166, in favor of Gerald Wolff and Martha E. Wolff, WHICH GRANTEEES do not agree to assume and which grantor hereby holds grantee harmless therefrom.

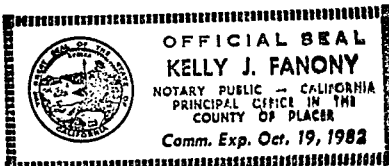
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
AS SHOWN ABOVE

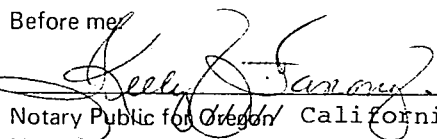
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 8,500.00.Dated this 27th day of September, 19 80.
  
BOB TURNER

  
HELEN TURNER

CALIFORNIA

STATE OF ~~OREGON~~, County of Placer ) ss.On September 27\*  
BOB TURNER AND HELEN TURNER, 19 80 personally appeared the above named  
instrument to be THEIR voluntary act and deed.

Before me  
  
 Notary Public for Oregon California  
 My commission expires: Oct. 19, 1982

- \* 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)

BOB TURNER AND HELEN TURNER

TO

James Edward Umlah and  
Patricia Joyce UmlahAfter Recording Return to: taxesMr. and Mrs. J. E. Umlah  
5039 Via Helena  
La Palma, CA 90623STATE OF OREGON, )  
County of Klamath ) ss.I certify that the within instrument was received for record  
on the 7th day of October, 19 80  
at 3:46 o'clock P. M. and recorded in book M80  
on page 19480 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Berntha H. Hetch Deputy

Fee \$3.50