

91335

8-22633-4
WARRANTY DEED (INDIVIDUAL)

Vol. 1788 Page 20126

JEANNE L. MENGES

_____, hereinafter called grantor, convey(s) to
TERRY M. EDE and BETTY J. EDE, husband and wife
all that real property situated in the County
of Klamath, State of Oregon, described as:

Lot 2, Block 7, ALTAMONT ACRES, 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 \$ 59,000.00.*

Dated this 9th day of October, 19 80.

Jeanne L. Menges

STATE OF OREGON, County of Klamath) ss.

On this 15th day of October, 19 80 personally appeared the above named
Jeanne L. Menges and acknowledged the foregoing
instrument to be her voluntary act and deed.

Before me:

Susan C. Latzke
Notary Public for Oregon

My commission expires: 11-2-82

- * 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. Terry M. Ede
3423 Altamont Drive
Klamath Falls, Oregon 97601
Send tax statements to:
Dept. of Veterans Affairs
1255 Ferry S.E.
Balem, Oregon 97310

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

EXHIBIT "A"

20127

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 of the South Suburban Sanitary District.
3. Reservations and restrictions as shown by deed from A. L. Wishard, et ux., to G. P. Stauffer, dated August 2, 1926, recorded October 1, 1928 in Book 81 at page 264, Deed Records of Klamath County, Oregon, to wit: "...that he will not at any time hereafter, construct upon the lands hereinbefore described any buildings of any kind or description whatsoever, at a distance of less than thirty feet from Altamont Drive, and that he will not construct or erect upon the land hereinbefore described any dwelling house which is of a value of less than two thousand (2,000). The right to enter upon and construct irrigation ditches and divert irrigation water along the property lines of the lands hereinbefore described is hereby reserved."
4. Mortgage, including the terms and provisions thereof, recorded September 15, 1977 in Book: M77 at page: 17180 in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which grantees herein assume and agree to pay.
5. Mortgage, including the terms and provisions thereof, recorded December 11, 1978 in Book: M78 Page: 27792 and re-recorded December 26, 1978 in Book: M78 Page: 28670 in favor of State of Oregon, represented and acting by the Director of Veteran's Affairs, which grantees herein assume and agree to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Titel Co.
this 15th day of October A. D. 1980 at 3:18 o'clock P. M., and
fully recorded in Vol. M80, of Deeds on Page 20126

Fee \$7.00

Wm D. MILNE, County Clerk
By Beretha H. Kelsch