

31454

WARRANTY DEED (INDIVIDUAL) Vol. ^m 80 Page 20343

FRANK M. VASKELIS

hereinafter called grantor, convey(s) to
MICHAEL E. MC KIMMEY and MARTHA A. MC KIMMEY, husband and wife
 of Klamath, State of Oregon, described as:

Lot 37, Block 3 of Tract No. 1064 FIRST ADDITION TO GATEWOOD, in the County
 of Klamath and State of Oregon.

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 1980

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
as listed on the 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 \$ 56,500.00.

Dated this 17th day of October, 19 80.

Frank M. Vaskelis
 FRANK M. VASKELIS

STATE OF OREGON, County of Klamath) ss.

On this 17th day of October, 19 80 personally appeared the above named
Frank M. Vaskelis and acknowledged the foregoing
 instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 2/14/89

- * 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)

Vaskelis

TO

McKimmy

After Recording Return to:
 Mr. and Mrs. Michael E. McKimmy
 5343 Gatewood Drive
 Klamath Falls, OR 97601
 SEND TAX STATEMENTS TO:
 (Same as now listed)
 Klamath First Federal
 540 Main Street, K. Falls, OR 97601

Form No. 9-960
 (Previous Form No. TA 16)

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:

"Exhibit A"

20344

1. Taxes for the year 1980-81 are now a lien but not yet payable.
 2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
 3. An easement created by instrument, including the terms and provisions thereof,
Dated : June 26, 1905
Recorded : May 18, 1907 Book: 22 Page: 479
In favor of : United States of America
(No specific location of record)
 4. An easement created by instrument, including the terms and provisions thereof,
Dated : May 1, 1945
Recorded : May 15, 1945 Book: 176 Page: 284
In favor of : California Oregon Power company
For : Right of way for pole lines
(No specific location)
 5. An easement created by instrument, including the terms and provisions thereof,
Dated : January 14, 1974
Recorded : March 20, 1974 Book: M-74 Page: 3582
In favor of : City of Klamath Falls.
For : 10 foot sewer easement over the NW $\frac{1}{4}$ SE $\frac{1}{4}$.
 6. 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 : September 3, 1976 Book: M-76 Page: 13888
 7. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat Tract No. 1064, First Addition to Gatewood.
 8. Trust deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$39,200.00
Dated : June 7, 1978
Recorded : June 7, 1978 Book: M-78 Page: 12160
Trustor : Frank M. Vaskelis
Trustee : William Sisemore
Beneficiary : Klamath First Federal Savings and Loan Association, a corporation
Loan #01-41597
- WHICH GRANTEEES HEREIN AGREE TO ASSUME AND PAY IN FULL.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 20th day of October A.D., 19 80 at 11:36 o'clock A M., and duly recorded in Vol. M80 of Deeds on Page 20343.

FEE \$7.00

WM. D. MILNE, County Clerk

By Bernice A. Deloch Deputy