

91680

## WARRANTY DEED (INDIVIDUAL)

Vol. 780 Page 20743

BONNIE L. DUMONT

JOE VIGIL

, hereinafter called grantor, convey(s) to

all that real property situated in the County of KLAMATH, State of Oregon, described as:

Beginning at a point on the West line of Tract 16 of the Resubdivision of Tracts 25 to 32, inclusive, of ALTAMONT RANCH TRACTS, which point is South 82 2/3 feet from the Northwest corner of said Tract 16 running thence East a distance of 267 feet; thence South parallel with the West line of said Tract 16, a distance of 82 2/3 feet; thence West a distance of 267 feet, more or less to the West line of said Tract 16; thence North 82 2/3 feet to the place of beginning.

EXCEPTING the West 10 feet heretofore deeded to Klamath County by deed dated March 1, 1944, recorded September 11, 1944 on page 527 of V 168 of Deeds.

## SUBJECT TO:

- 1) Regulations, levies, liens and utility assessments of the City of Klamath Falls.
- 2) Regulations, levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
- 3) Regulations, levies, liens, assessments, right of way and easements of the South Suburban Sanitary District.
- 4) Easement granted to USA for air approach to Kingsley Field recorded\*\*\* and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \*\*\* September 16, 1964 in Book 356, page 209 Deed Records.

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 \$ 34,500.00 .\*Dated this 22nd day of October, 19 80.

*Bonnie L. Dumont*  
BONNIE L. DUMONT

STATE OF OREGON, County of Klamath ) ss.BONNIE L. DUMONTinstrument to be her voluntary act and deed.

Before me:

*Donna K. Mateson*  
DONNA K. MATESON  
NOTARY PUBLIC-OREGON  
My Commission Expires 1/24/84

Notary Public for Oregon

My commission expires: \_\_\_\_\_

\* 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)

BONNIE L. DUMONT

TO

JOE VIGIL

After Recording Return to:

Joe Vigil  
4020 Stoddant  
Klamath Falls, Ore., 97601  
Taxes too:  
SAME AS ABOVE

STATE OF OREGON, )

) ss.

County of Klamath )

I certify that the within instrument was received for record on the 23rd day of October, 19 80 at 3:56 o'clock P. M. and recorded in book M80 on page 20743 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernetha H. Hetsch Deputy

Fee \$3.50