

91919

WARRANTY DEED (INDIVIDUAL)

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JAMES L. DANIELS

, hereinafter called grantor, convey(s) to

MICHAEL WILLIAM YOUNG

all that real property situated in the County

of Klamath, State of Oregon, described as:

Lot 25, Block 15, Tract No. 1064, FIRST ADDITION TO GATEWOOD, 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 \$ 55,000.00 .*

Dated this 23rd day of October, 19 80.

X James L. Daniels



STATE OF OREGON, County of Josephine) ss.

On this 29th day of October, 1980 personally appeared the above named
James L. Daniels and acknowledged the foregoing
instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 4/25/82

- * 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

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

After Recording Return to:

Michael William Young
5520 Valleywood Dr.
Klamath Falls, Ore.

Send tax statements to:
Klamath 15th Federal
540 Main St.
Klamath Falls, Oregon 97601

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EXHIBIT "A"

Subject to:

1. An easement created by instrument, including the terms and provisions thereof, recorded May 18, 1907 in Book: 22 Page: 479 in favor of United States of America.
2. An easement created by instrument, including the terms and provisions thereof, recorded May 15, 1945 in Book: 176 at Page: 284 in favor of California Oregon Power Company, for Right of way for pole lines.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Gatewood.
4. 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 in Book: M-76 Page: 13888.
5. Trust Deed, including the terms and provisions thereof, recorded May 17, 1979 in Book: M-79 Page: 11313 in favor of Klamath First Federal Savings and Loan Association, a corporation, which grantees herein assume and agree to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
this 30th day of October A. D. 19 80 at 3:37 clock P M., and

fully recorded in Vol. M80, of Deeds on Page 21115

Wm D. MILNE, County Clerk

By Bernetha A. Heloch

Fee \$7.00