

91970

## WARRANTY DEED (INDIVIDUAL)

CHESTER A. CRIDER and PATSY A. CRIDER, husband and wife

RICHARD L. OELLERICH and PATRICIA L. OELLERICH, hereinafter called grantor, convey(s) to husband and wife

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

Lot 14, Block 2, MOYINA MANOR, 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 as listed on 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 \$56,950.00.\*

Dated this 24 day of October, 19 80.

CHESTER A. CRIDER

PATSY A. CRIDER

STATE OF OREGON, County of WALLA WALLA ) ss.

On this 24th day of Oct, 19 80 personally appeared the above named Chester A. Crider and Patsy A. Crider and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for OREGON

My commission expires: 2-1-82

\* 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)

Crider

TO

Oellerich

After Recording Return to: taxes

Mr & Mrs Richard Oellerich  
6535 Climax  
Klamath Falls OR  
97601

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

80 OCT 31 PM 3 54

"EXHIBIT A"

21193

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. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. An easement created by instrument, including the terms and provisions thereof,  
Recorded : March 15, 1966 Book: M-66 Page: 2196  
In favor of : Pacific Power & Light Company  
For : Installation of one anchor and one guy  
(SW, NW, NE, Section 1, Township 39 South, Range 9 East of the Willamette Meridian)
5. 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 4, 1968 Book: M-68 Page: 8018
6. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Moyina Manor.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 31st day of October A. D. 1980 at 3:54 o'clock P.M., or  
duly recorded in Vol. M80, of Deeds on Page 21192

Wm D. MILNE, County Clerk

Fee \$7.00

By Bernetha Aditch