

92002

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CLARENCE L. BOLKCOM and DELMA M. BOLKCOM

hereinafter called grantor, convey(s) to

WILLIAM J. COSTE and BETTE J. COSTE, Husband and Wife

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

SEE ATTACHED EXHIBIT "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_

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 \$ 57,000.00.Dated this 10th day of October, 19 80.

X Clarence L. Bolkcom by Delma Bolkcom  
CLARENCE L. BOLKCOM attorney in fact  
X Delma M. Bolkcom  
DELMA M. BOLKCOM

Idaho  
STATE OF OREGON, County of Jefferson  
Klamath ) ss.

On this 17 day of October, 19 80 personally appeared the above named  
Clarence L. Bolkcom and Delma M. Bolkcom and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Pat AndersonNotary Public for Oregon IdahoMy commission expires: Lifetime

- \* 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: YAYES

William J. & Bette J. Coste  
5908 Independence  
Klamath Falls, Oregon  
97601

STATE OF OREGON, )

County of \_\_\_\_\_ ) ss.

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 \_\_\_\_\_

Title \_\_\_\_\_

Deputy \_\_\_\_\_

Lot 12, Block 2, Tract No. 1036, SECOND ADDITION TO VALLEY VIEW,  
in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Taxes for the year 1980-81 are now a lien but  
not yet payable.

2. Regulations, including levies, assessments, water and irrigation  
rights and easements for ditches and canals, of Enterprise Irrigation  
District.

3. Regulations, including levies, liens, assessments, rights of way  
and easements of the South Suburban Sanitary District.

4. Restrictions, but omitting restrictions, if any, based on race,  
color, religion or national origin as shown on the recorded plat and  
in the dedication of Tract No. 1036, Second Addition to Valley View,  
and amended by instrument recorded February 25, 1972 in Book M-72 at  
page 2036, Microfilm records.

5. Conditions and restrictions, but omitting restrictions, if any,  
based on race, color, religion or national origin, imposed by instrument,  
including the terms thereof, recorded February 25, 1972 in Book M-72  
at page 2038.

6. Set back provisions as delineated on the recorded plat, 25 feet  
from front lot line and 20 feet from West side lot line.

7. Utility easements as delineated on the recorded plat along rear  
lot line.

8. Trust Deed dated October 5, 1978 and recorded October 6, 1978  
in Book M-78 at Page 22356 in favor of Security Savings and Loan  
Association, which grantees herein agree to assume and pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.  
this 3rd day of November A. D. 19 80 at 11:53 o'clock A. M.,  
 duly recorded in Vol. M80, of Deeds on Page 21248

Wm D. MILNE, County Clerk

By Bernetha J. Detoch

Fee \$7.00