

93043

8-22963-2
WARRANTY DEED (INDIVIDUAL)

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MICHAEL LEE MCGUIRE and DAWN A. MCGUIRE, husband and wife
 EDWARD L. GUZE, hereinafter called grantor, convey(s) to
 of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 11, Block 6, FIRST ADDITION TO KELENE GARDENS, in the County of
 Klamath, State of Oregon.

'80 NOV 28 AM 11 09

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 \$ 41,500.00 *

Dated this 24th day of November, 19 80.

Michael Lee McGuire

Dawn Arlene McGuire

STATE OF OREGON, County of Klamath) ss.

On this 25th day of November, 19 80 personally appeared the above named
Michael Lee McGuire and Dawn A. McGuire and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me:

Susan C. Patzke

Notary Public for Oregon

My commission expires: 11-2-82

- * 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

After Recording Return to:

Mr. Edward L. Guze
 5324 Summers Lane
 Klamath Falls, Or. 97601
 Send tax statements to:
 Dept. of Veterans' Affairs
 1225 Ferry B.E.
 Salem Oregon 97310
 Form No. 0-9601
 (Previous Form No. TA 16)

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

EXHIBIT "A"

22989

Subject to:

1. Regulations, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, rights of way and easements of the South Suburban Sanitary District.
3. Temporary and/or perpetual Warranty Clearance Easement, including the terms and provisions thereof, granted to United State of America recorded July 16, 1964, in Deed Volume 354 at page 499.
4. Restrictions, but omitting restriction, if any, based on race, color, religion or national origin as shown on the recorded plat of First Addition to Kelene Gardens.
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 in Book: M-68 at Page: 3337.
6. Mortgage, including the terms and provisions thereof, recorded November 24, 1976 in Book: M-76 Page: 18996 in favor of State of Oregon represented and acting by the Director of Veterans' Affairs, which grantees herein assume and agree to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

~~THIS INSTRUMENT IS FILED FOR RECORD~~

this 26th day of NOVEMBER A. D. 19 80 at 11:09 o'clock AM., and
fully recorded in Vol. M 80, of DEEDS on Page 22988

FEE \$ 7.00

W. D. MILNE, County Clerk

Jaqueline J. Mettee