

93890

8-23013 Vol. 178 Page 24531
WARRANTY DEED (INDIVIDUAL)

LARRY A. POOL and ELIZABETH A. POOL, husband and wife

ROBERT D. NELSON

, hereinafter called grantor, convey(s) to

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

Lot 7, Block 7, SECOND ADDITION TO SUNSET VILLAGE, 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 \$ 52,750.00 *

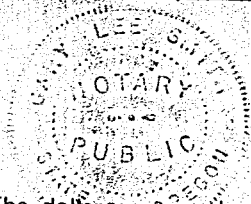
Dated this 10th day of December, 1980

X Larry A. Pool

X Elizabeth A. Pool

STATE OF OREGON, County of MULTNOMAH) ss.

DECEMBER 15, 1980 personally appeared the above named LARRY A. POOL AND ELIZABETH A. POOL and acknowledged the foregoing instrument to be THEIR voluntary act and deed.



Before me:

Gary Lee Smith

Notary Public for Oregon

My commission expires: AUGUST 13, 1982

- * 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,)
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.

Title

By

Deputy

After Recording Return to:

Robert D. Nelson
4404 South Fifth St.
Klamath Falls, Or. 97601

Send tax statements to:
Dept. of Veterans' Affairs
1225 Ferry St.
Salem, Or. 97310

EXHIBIT "A"

24532

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat, Second Addition to Sunset Village.
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 April 8, 1970 in Book:M-70 Page: 2738.
5. This property lies within and is subject to the levies, and assessments of the Second Addition to Sunset Village Lighting District.
6. Mortgage, including the terms and provisions thereof, recorded July 9, 1974 in Book: M-74 at page: 8368 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.

Filed for record at request of Transamerica Title Co.

this 18th day of December A. D. 1980 at 10:59 o'clock A.M., and

fully recorded in Vol. M80, of Deeds on Page 24531

Fee \$7.00

Wm D. MILNE, County Clerk
By Bernetha H. Lettsch