

94618

WARRANTY DEED (INDIVIDUAL)

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493

ANITA LOUISE MILLER

PATRICK J. KIRWAN and MARGARET KIRWAN, husband and wife

hereinafter called grantor, convey(s) to

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

Lot 13, Block 2, Tract No. 11088, known as FERNDAL, in the County of Klamath,
State of Oregon.

SUBJECT TO:

See attached EXHIBIT "A"

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

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 \$ 60,000.00 *

Dated this 8th day of January, 19 81.


 ANITA LOUISE MILLER

STATE OF OREGON, County of Clackamas) ss.

January 8

ANITA LOUISE MILLER, 19 81 personally appeared the above named
instrument to be her voluntary act and deed, and acknowledged the foregoing

Before me:


 Notary Public for Oregon

My commission expires: 3-12-84

- * 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)

ANITA LOUISE MILLER

TO

PATRICK J. KIRWAN and

MARGARET KIRWAN

After Recording Return to:

Patrick J. and Margaret Kirwan

5660 Bartlett

Klamath Falls, OR 97601

Send tax statements to:
same as now listed Depart-
ment of Veterans Affairs.

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"

1. Regulations, including levies, liens and utility assessments of the City Of Klamath Falls.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Ferndale.
3. Utility easements as delineated on the recorded plat along back 16 feet of each lot.
4. Set back provisions as delineated on the recorded plat, 25 feet from front lot line and 20 feet from side street lines.
5. Agreement, including the terms and provisions thereof, between Orval K. Musgrove and Fern M. Musgrove and Jerry L. Jones, dated February 28, 1974, recorded March 1, 1974 in Voume M-74 at page 2992, Microfilm Records. (Covers additional property)
6. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$30,875.00
Dated: : October 27, 1976
Recorded : October 29, 1976 Book: M-76 Page: 17180
Mortgagor : Greg William Miller and Anita Louise Miller
Mortgagee : State of Oregon, represented and acting by the Director of Veterans Affairs
which the grantee herein agrees to assume and pay in full.
7. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$7,250.00
Dated : January 11, 1979
Recorded : January 12, 1979 Book: M-79 Page: 909
Mortgagor : Greg William Miller and Anita Louise Miller
Mortgagee : State of Oregon, represented and acting by the Director of Veterans Affairs
which the grantee herein agrees to assume and pay in full.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co
this 12th day of January A. D. 19 81 at 10:53 o'clock AM, and
duly recorded in Vol. M81, of Deeds on Page 493.

By Evelyn Biehn, County Clerk
Bernetha A. Letcher
 Fee \$7.00

Fee \$7.00