

95225

## WARRANTY DEED (INDIVIDUAL)

Vol. <sup>m</sup> 81 Page 1384

DANIEL L. WETZEL and KATHLEEN M. WETZEL, husband and wife

RICHARD A. THOMPSON and CLARICE V. THOMPSON, husband and wife

of Klamath, State of Oregon, described as:

The Northwestern 60 feet of Lot 12 and the Southeasterly 20 feet of Lot 13, WINEMA GARDENS, in the County of Klamath, State of Oregon.

## SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Covenants, easements and restrictions, imposed by instrument, including the terms thereof,

Recorded: April 21, 1960 Book: 320 Page: 437

4. Building and restrictions as disclosed by an instrument recorded July 15, 1959 in Miscellaneous Volume 13 at page 472 and Modified by an instrument recorded August 13, 1959 in Miscellaneous Volume 13 at page 496 and in an instrument recorded May 26, 1960 in Deed Volume 321 at page 440, Deed Records.

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 \$ 47,500.00 \*

Dated this 27th day of January, 1981.

DANIEL L. WETZEL

KATHLEEN M. WETZEL

STATE OF OREGON, County of KLAMATH ) ss.

January 27, 1981, personally appeared the above named Daniel L. Wetzel and Kathleen M. Wetzel and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 2/14/81

- \* 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)

DANIEL L. WETZEL

KATHLEEN M. WETZEL

TO

RICHARD A. THOMPSON

CLARICE V. THOMPSON

After Recording Return to:

Richard A. and Clarice V. Thompson

P.O. Box 380

Keno, OR 97627

Send Tax Statements to:  
Dept. of Veterans' Affairs  
1225 Ferry St., S.E. above  
Salem, OR 97310

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record on the 29th day of January, 1981 at 11:05 o'clock A.M. and recorded in book M81 on page 1384 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

By Bernetha H. Ketch

Fee \$3.50

Title

Deputy