

95229

T/A #M-38-23114-1
WARRANTY DEED (INDIVIDUAL) Vol. 178/ Page 1389

CARL L. SNYDER

DOUGLAS W. NEWELL, a single man, hereinafter called grantor, convey(s) to

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

Lot 20, Block 14, Tract No. 1064, FIRST ADDITION TO GATEWOOD,
in the 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 \$ 61,000.00 *

Dated this 19th day of January, 1981

Carl L. Snyder

STATE OF OREGON, County of Klamath) ss.

On this 28th day of January, 1981 personally appeared the above named
Carl L. Snyder, and acknowledged the foregoing
instrument to be his voluntary act and deed.

Before me:

Darlene V. Addington

Notary Public for Oregon

My commission expires: 3-22-81

- * 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)

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

After Recording Return to:

Mr. Douglas W. Newell
4979 Southview Dr, City, 97601
Taxes To: Dept. of Veterans'
Affairs, 1225 Ferry S.E.,
Salem, OR 97310

EXHIBIT "A"

SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof, dated June 26, 1905, recorded May 18, 1907, in Book 22 at page 479, Deed Records, in favor of United States of America. (No specific location of record)
2. An easement created by instrument, including the terms and provisions thereof, dated May 1, 1945, recorded May 15, 1945 in Book 176 at page 284, Deed Records, in favor of California Oregon Power Company, for right of way for pole lines. (No specific location)
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Gatewood.
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 September 3, 1976 in Book M-76 at page 13888, Microfilm Records.
5. 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 \$50,000.00, dated July 13, 1979, recorded July 16, 1979 in Book M-79 at page 16678, Carl L. Snyder, Mortgagor, State of Oregon, represented and acting by the Director of Veterans' Affairs, Mortgagee, which Mortgage the Grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
this 29th day of January A.D. 19 81 at 11:05 o'clock AM, and
duly recorded in Vol. M81, of Deeds on Page 1389.By Evelyn Biehn, County Clerk
Bernetha H. Ketsch

Fee \$7.00