

97243

TIA # M-38-1015-5
WARRANTY DEED (INDIVIDUAL)

Vol. m81 Page 4818

JAMES G. SHREVE, JR. and MARJORIE R. SHREVE, husband and wife
 BONNIE J. BRUNE
 of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 9, Block 3, Tract No. 1007, WINCHESTER, in the County of
 Klamath, State of Oregon.

MAR 17 AM 10 29

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 \$ 36,700.00 *

Dated this 16th day of March, 19 80

James G. Shreve Jr.
Marjorie R. Shreve

STATE OF OREGON, County of Klamath ss.

On this 16th day of March, 19 81 personally appeared the above named
James G. Shreve, Jr. and Marjorie R. Shreve
 instrument to be their voluntary act and deed, and acknowledged the foregoing

Before me

Wardene T. 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:

Ms. Bonnie J. Brune
 4240 Myrtlewood, City 97601
 Take To: First Natl. Bank
 P.O. Box 3131
 Portland, OR 97208

Exhibit "A"

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath 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, of Winchester.
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 21, 1970 in Book M-70 at page 8316, Microfilm Records.
5. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$23,500.00, dated December 18, 1975, recorded December 18, 1975 in Book M-75 at page 15950, James G. Shreve, Jr. and Marjorie R. Shreve, husband and wife, Trustor, Klamath County Title, Trustee, First National Bank of Oregon, Beneficiary, which Trust Deed 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.
 his 17th day of March A. D. 1981 at 10:29 o'clock A M., and
 duly recorded in Vol. M81, of Deeds on Page 4818.

EVELYN BIEHN, County Clerk
 By Debra A. Jones

Fee \$7.00