

97423

6-23350-5  
WARRANTY DEED (INDIVIDUAL)

Vol. 781 Page 5094

HELENE C. ROSS

RAY WHITLATCH and MARGARET ANNE WHITLATCH, hereinafter called grantor, convey(s) to husband and wife

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

Lot 7, Block 13, Tract No. 1112, EIGHTH ADDITION TO SUNSET VILLAGE, 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 \$72,000.00.

Dated this 19th day of March, 1981.

Helene C. Ross

STATE OF OREGON, County of Klamath ) ss.

On this 20th day of March

Helene C. Ross

instrument to be her voluntary act and deed. and acknowledged the foregoing

Before me:

Susan C. Patke

Notary Public for Oregon

My commission expires: 11-2-82

\* 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

After Recording Return to:

Mr. & Mrs. Ray Whitlatch  
4410 Carlson Way  
Klamath Falls, Oregon 97601  
Send tax statements to:  
Klamath 1st Federal Savings  
2943 South Fifth Street  
Klamath Falls, Ore. 97601

Form No. 0-960  
(Previous Form No. TA 16)

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

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 of Tract No. 1112, Eighth 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 March 25, 1975 in Book: M-75 Page: 3318.
5. Trust Deed, including the terms and provisions thereof, recorded October 13, 1977 in Book: M-77 Page: 19600 in favor of Klamath First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, which grantees herein assume and agree to pay.
6. This property lies within and is subject to the levies and assessments of the Sunset Lighting District.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.  
 this 20th day of March A.D. 19 81 at 4:03 o'clock P. M. and  
 duly recorded in Vol. M81, of Deeds on Page 5094

EV. LYN BIEHN, County Clerk  
 By Bernetha J. Leland

Fee \$7.00