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B-1074-4  
WARRANTY DEED (INDIVIDUAL)Vol. m81 Page 7314

DAVID R. LUSTER and LYNNE LUSTER

EVERETT S. LARSON and VADA LARSON, husband and wife

of Klamath, State of Oregon, described as:Lot 2, Block 15, Tract No. 1148, SECOND ADDITION TO THE MEADOWS,  
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 \$ 55,900.00.Dated this 20th day of April, 19 81.David R. Luster  
Lynne LusterSTATE OF OREGON, County of Klamath ) ss.On this 17<sup>th</sup> day of April, 1981 personally appeared the above named  
David R. Luster and Lynne Luster and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Susan C. Patke  
Notary Public for OregonMy 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. Everett S. Larson  
663 Major Vista Ct.  
Pinole, Calif.

Send tax statements to:

Mr. & Mrs. Everett S. Larson  
663 Major Vista Ct.  
Pinole, Calif.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

## EXHIBIT "A"

Subject to:

1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Second Addition to the Meadows.
3. 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 January 12, 1978 in Book: M-78 Page: 794.
4. Regulations, including levies, liens, assessments, rights of way and easements of the Meadows District Improvement Company, as recorded September 29, 1975 in Book M-75 at page 11801, Microfilm Records.
5. Agreement, including the terms and provisions thereof, dated March 13, 1976, recorded April 14, 1976 in Book M-76 Page 5337, Microfilm Records, by and between Donald L. Sloan and Hazel I. Sloan, et al., and Klamath Irrigation District, an Oregon irrigation district, regarding water run-off.
6. Mortgage, including the terms and provisions thereof, recorded October 18, 1978 in Book M-78 Page: 23302 in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which grantees herein assume and agree to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of \_\_\_\_\_  
 this 20th day of April A. D. 19 81 at 3:44 o'clock p. M., and  
 duly recorded in Vol. M81, of Deeds on Page 7114.

By EV. LYN BIEHN, County Clerk  
[Signature]

Fee \$7.00