

99496

WARRANTY DEED (INDIVIDUAL)

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EILEEN JANET BOND

hereinafter called grantor, convey(s) to

RAYMOND A. FRANCISCO and BRYDINE FRANCISCO, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

Lot 53, Block 3, 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 \$ 50,800.00.\*

Dated this 6th day of May, 1981.

*Eileen Janet Bond Richardson*

STATE OF OREGON, County of Klamath ss.

On this 6th day of May

Eileen Janet Bond

personally appeared the above named  
and acknowledged the foregoing  
instrument to be her voluntary act and deed.

Before me:

*Susan C. Ratzko*

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:

Tax statements to:  
Mr. & Mrs. Raymond A. Francisco  
Rt. 1 Box 667  
Klamath Falls, Ore. 97601

STATE OF OREGON,

County of \_\_\_\_\_

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

## EXHIBIT "A"

Subject to:

1. An easement created by instrument, including the terms and provisions thereof, recorded May 18, 1907 in Book: 22 Page: 479 in favor of United States of America.
2. An easement created by instrument, including the terms and provisions thereof, recorded May 15, 1945 in Book: 176 Page: 284 in favor of California Oregon Power Company.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1064, 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 Page: 13888.
5. Trust Deed, including the terms and provisions thereof, recorded December 22, 1978 in Book: M-78 Page: 28614 in favor of Klamath First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation which grantees herein assume and agree to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of \_\_\_\_\_

this 13th day of May A.D. 1981 at 10:48 clock A M., and  
duly recorded in Vol. M81, of Deeds on Page 8452

Fee \$7.00

By Evelyn Biehn, County Clerk  
Evelyn Biehn