

1023

WARRANTY DEED (INDIVIDUAL)

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10982

DANNY S. FORBESS and JOAN R. FORBESS, husband and wife

JEFFERY D. SEVITS and CYNTHIA M. SEVITS, husband and wife, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:

Lot 16, Block 1, KELENE GARDENS, 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 as listed on the attached "Exhibit A" which is by this reference made a part hereof

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 \$ 48,000.00.Dated this 18th day of June, 19 81.

DANNY S. FORBESS

JOAN R. FORBESS BY: Danny S. Forbess
Power of AttorneySTATE OF OREGON, County of KlamathOn this 18th day of June

Danny S. Forbess

, 1981 personally appeared the above named and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 3/14/85

* 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)

Forbess

TO

Sevits

After Recording Return to:

Mr. and Mrs. Jeffery D. Sevits
3803 Kelley Drive

Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Equitable Savings and Loan

212 South 6th Street

Klamath Falls, OR 97601

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

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

Deputy

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Kelene Gardens.
5. 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 : October 14, 1959 Book: 316 Page: 445
6. 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 \$40,500.00
Dated : July 14, 1980 Book: M-80 Page: 13883
Recorded : July 25, 1980
Trustor : Danny S. Forbess and Joan R. Forbess, as tenants by the entirety
Trustee : Transamerica Title Insurance Company
Beneficiary : Equitable Savings and Loan Association

The above Trust deed was assigned by instrument
Recorded : July 28, 1980 Book: M-80 Page: 13991
To : Housing Division, Department of Commerce,
State of Oregon

WHICH THE GRANTEES HEREIN AGREE TO ASSUME AND PAY IN FULL.

STATE OF OREGON,

County of Klamath

ss.

On this the 18th day of June, 1981 personally appeared
Danny S. Forbess

who, being duly sworn (or affirmed), did say that he is the attorney in fact for Joan R. Forbess
that he executed the foregoing instrument by authority of and in behalf of said principal, and he acknowledged said instrument to be the act and deed of said principal.

Before me:

Notary Public for Oregon

My Commission expires 2/14/85

ATTORNEY IN FACT ACKNOWLEDGMENT

Form No. 0-13
(Previous Form No. Form 1-50)

State of OREGON: COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the

18th day of June A.D., 1981 at 3:39 o'clock P. M., and duly recorded in

Vol M8pf Deeds on page 10982.

EVELYN BIEHN
COUNTY CLERK

By Alba A. Jones deputy

Fee \$7.00