

1403

WARRANTY DEED (INDIVIDUAL)

Vol. 781 Page 11606

PAUL L. COOL and SUSAN A. COOL, husband and wife

DON E. BRECHTEL and MARTHA M. BRECHTEL, husband and wife

of Klamath, State of Oregon, described as: all that real property situated in the CountyLot 13, Block 6, SECOND ADDITION TO 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
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 \$ 43,000.00 *Dated this 22nd day of June, 19 81.STATE OF OREGON, County of Lane) ss.On this 23rd day of June, 19 81, Paul L. Cool and Susan A. Cool personally appeared the above named
instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 10-26-84

- * 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. Don E. Brechtel
Star Rt. Box 6014
Malin, Oregon

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

EXHIBIT "A"

11607

Subject to:

1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of the Second Addition to Kelene Gardens.
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 17, 1974 in Book: M-74 Page: 12277 and amended July 16, 1975 in Book: M-75 Page: 8074.
5. Trust Deed, including the terms and provisions thereof, recorded October 25, 1979 in Book: M-79 Page: 25196 in favor of Klamath First Federal Savings and Loan Association, a corporation, which grantees herein assume and agree to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 26th day of June A. D. 1981 at 3:46 o'clock P. M., and

duly recorded in Vol. M81, of Deeds on file c 11606

By EV. LYN BIEHN, County Clerk
Bernetha A. Pletsch

Fee \$7.00