

1641

T/A #M-38-1240-9

WARRANTY DEED (INDIVIDUAL) Vol. 1781 Page 12002

BARRY WILLIAM PURNELL also known as BARRY W. PURNELL

HAROLD J. VAN DEVEREN and LOIS E. VAN DEVEREN, husband and wife

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

PARCEL 1:

Lot 20, SCHIESEL TRACTS, in the County of Klamath, State of Oregon.

PARCEL 2:

The North 30 feet of the West 50 feet of Lot 52, CLOVERDALE, 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 \$ 49,500.00.

Dated this 1st day of July, 1981.

[Signature]

STATE OF OREGON, County of Klamath) ss.

On the 1st day of July, 1981, Barry William Purnell aka Barry W. Purnell personally appeared the above named instrument to be his voluntary act and deed.

Before me:

[Signature]
Notary Public for Oregon

My commission expires: 3-22-85

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)

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1981, at o'clock M. and recorded in book Records of Deeds of said County.

Witness my hand and seal of County affixed.

By Deputy

After Recording Return to: *[Signature]*
Mr. & Mrs. Harold J. VanDeveren
5246 Schiesel
City, 97601

EXHIBIT "A"

12003

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 Schiesel Tracts. (Affects Parcel 1)
4. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded August 14, 1958 in Book 302 at page 97. (Affects Parcel 1)
5. Set back provisions as delineated on the recorded plat, 20 feet from front lot line. (Affects Parcel 1)
6. Utility easements as delineated on the recorded plat along rear lot line. (Affects Parcel 1)
7. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Cloverdale. (Affects Parcel 2)
8. Reservations and restrictions contained in deed dated May 16, 1941, recorded September 20, 1945, Volume 180, Page 244, in favor of F. C. Adams... "reserving easements to construct and maintain ditches and canals for irrigation and setting up building restrictions." (Affects Parcel 2)
9. 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 \$22,400.00, recorded June 29, 1976 in Book M-76 at page 9793, Barry William Purnell, Trustor, William Ganong, Jr., Trustee, Klamath First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, Beneficiary, which Trust Deed the Grantees herein assume and agree to pay according to the terms contained therein.

GAT F. D. JENSEN, COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 2nd day of July A.D. 19 81 at 10:59 o'clock A.M., andduly recorded in Vol. M81, of Deeds on Page 12002.By Evelyn Biehn Evelyn Biehn, County Clerk

Fee \$7.00