

1741

TIA #M-38-1224-7 Vol. 78/ Page 12151
WARRANTY DEED (INDIVIDUAL)

GORDON McDONALD and MARY JO DUEDE, who acquired title as MARY McDONALD,
SALVADOR G. SANDOVAL and MAGDALENA SANDOVAL, hereinafter called grantor, convey(s) to
of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 12, Block 5, TRACT NO. 1007, WINCHESTER, in the County of Klamath,
State of Oregon.

29 JUL 7 AM 11 29

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 \$ 45,000.00 *

Dated this 2nd day of July, 1981.

Gordon Ray G. Duede
Mary Jo McDonald Duede

STATE OF OREGON, County of Klamath) ss.

On this 6th day of July
Gordon McDonald and Mary Jo Duede, 1981 personally appeared the above named
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Barlene P. Addington
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) 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

After Recording Return to: Tapes:
Mr. & Mrs. Salvador G. Sandoval
4710 Memorie Lane
City, 97601

EXHIBIT "A"

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath 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 Tract No. 1007, Winchester.
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 21, 1970 in Book: M-70 Page: 8316.
5. Mortgage, including the terms and provisions thereof, recorded June 12, 1975 in Book: M-75 Page: 6577 in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which grantees herein do not assume and agree to pay.
6. Trust Deed, including the terms and provisions thereof, recorded August 18, 1977 in Book: M-77 Page: 15298 in favor of Aaron E. Abts and Lois M. Abts, husband and wife, which grantees herein assume and agree to pay.

B. R. Mc P.
MJD

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.this 7th day of July A. D. 19 81 at 11:29 clock AM, andduly recorded in Vol. M81, of Deeds on Page 12151.

EV. LYN BIEHN, County Clerk
By Bernetha Heloch

Fee \$7.00