

2445

WARRANTY DEED (INDIVIDUAL)

Vol. 78/ Page 13276

TRINIDAD GLORIA and MARIA A. GLORIA, husband and wife

RONNIE C. GABRIELSON and BARBARA J. GABRIELSON, husband and wife

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

Lot 23, Block 10, 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
as listed on 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 \$ 57,200.00 *

Dated this 20th day of July, 19 81.

Trinidad Gloria
Trinidad Gloria

Maria A. Gloria
Maria A. Gloria

STATE OF OREGON, County of Klamath

July

21

Trinidad Gloria

19 81

instrument to be his voluntarily act and deed. and acknowledged the foregoing

Before me:

Kathleen A. Haggard
Notary Public for Oregon

My commission expires: 5-22-85

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)

GLORIA

TO

GABRIELSON

After Recording Return to:

MR/MRS RONNIE C. GABRIELSON
5379 Glenwood
Klamath Falls, Ore., 97601

Mail Tax Statements to: DVA

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

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

1. 1981-82 taxes, now a lien in an amount to be determined, but not yet payable.
 2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
 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 Tract No. 1064, First Addition to Gatewood.
 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 : September 3, 1976 Book: M-76 Page: 13888
 6. An easement created by instrument, including the terms and provisions thereof
Dated : June 26, 1905
Recorded : May 18, 1907 Book: 22 Page: 479
In favor of : United States
For : Right of way for ditches and canals
(No exact location given)
 7. Mortgage, including the terms and provisions thereof, with interest thereon, and such future advances as may be provided therein, given to secure the payment of \$89,900.00
Dated : January 29, 1980
Recorded : January 29, 1980 Book: M-80 Page: 1839
Mortgagor : Trinidad Gloria and Maria A. Gloria, husband and wife
Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs
Loan #P31004
- WHICH THE GRANTEEES HEREIN AGREE TO ASSUME AND PAY IN FULL.

STATE OF OREGON, COUNTY OF KLAMATH) ss:

July 23, 1981, personally appeared the above named Maria A. Gloria, and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME:

[Signature]
Notary Public

my commission expires 11/16/84

State of OREGON: COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the 24th day of July A.D., 1981 at 11:06 o'clock A.M., and duly recorded in

Vol M81 of Deeds on page 13276.

Fee \$ 7.00

EVELYN BIEHN
COUNTY CLERK

By *[Signature]* Deputy