

4110

WARRANTY DEED (INDIVIDUAL)

Vol. M-8 / Page 15940

THOMAS S. MARIER, JR.

Henry A. Schulze and Susan E. Schulze, husband and wife

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

Lot 6, Block 13, Tract No. 1064 FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of Oregon.

SUBJECT TO:

See Attached Exhibit "A" items 1 through 7

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except See above

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 \$ 63,500.00 \*

Dated this 8th day of September, 1981

Thomas S. Marier, Jr.  
Thomas S. Marier, Jr.

STATE OF OREGON, County of Klamath ) ss.

SEPTEMBER 9th, 1981 personally appeared the above named THOMAS S. MARIER, JR. and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Mary Ann Hughes

Notary Public for Oregon

My commission expires: 11-16-84

\* 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)

THOMAS S. MARIER, JR.

TO

HENRY A. SCHULZE AND  
SUSAN E. SCHULZE

After Recording Return to:

MR./MRS HENRY A. SCHULZE  
5462 Brentwood  
Klamath Falls, Ore., 97601

MAIL TAX STATEMENTS TO SAME AS ABOVE

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. Taxes for the year 1981-82 are now a lien but not yet payable.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. 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 of America
4. An easement created by instrument, including the terms and provisions thereof,  
 Dated : May 1, 1945  
 Recorded : May 15, 1945 Book: 176 Page: 284  
 In favor of : California Oregon Power Company  
 For : Right of way for pole lines
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Gatewood.
6. 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
7. 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 \$52,700.00  
 Dated : April 13, 1979  
 Recorded : April 16, 1979 Book: M-79 page: 8335  
 Trustor : Thomas S. Marier, Jr. and Shelia A. Marier, husband and wife.  
 Trustee : Transamerica Title Insurance Company  
 Beneficiary : First National Bank of Oregon, a corporation

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of \_\_\_\_\_

this 9th day of September A.D. 19 81 at 10:57 clock A.M., and  
 duly recorded in Vol. M-81 of Deeds on Page 15940

By EV. LYN BEHN County Clerk  
Deputy

Fee- \$8.00