

4144

TA 8-1365-7
WARRANTY DEED (INDIVIDUAL)Vol. 1781 Page 16033

DONALD E. EVANS and LORAY A. EVANS, husband and wife

ARNOLD SEEGERs and PETRA SEEGERs, husband and wife hereinafter called grantor, convey(s) to

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

Lot 2, Block 7, Tract No. 1025, WINCHESTER, 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 \$ 45,000.00 *Dated this 4th day of September, 19 81.Donald E. Evans
Loray A. Evans By Donald E. Evans
Her and att in factSTATE OF OREGON, County of Klamath) ss.On the 9th day of September, 19 81 personally appeared the above named Donald E. Evans and Loray A. Evans instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Susan C. Lutzke
Notary Public for OregonMy commission expires: 11-2-82

- * 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. Arnold Seeger
4608 Sturdivant
Klamath Falls, Oregon 97601

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

SEP 9 PM 3 52

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. Reservations, restrictions, building set-back lines, irrigation easements and rights in connection therewith as shown on the recorded plat of Tract 1025, Winchester.
4. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded September 9, 1971 in Book M-71 at page 9617, Microfilm Records.
5. 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 \$38,500.00, recorded February 28, 1978 in Book M-78 at page 3736 in favor of First National Bank of Oregon, which Trust Deed the Grantees herein assume and agree to pay according to the terms contained therein.

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 9th day of September, 1981 personally appeared Donald Eugene Evans who, being duly sworn (or affirmed), did say that he is the attorney in fact for Loray A. Evans and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Susan C. Pitzke
(Signature)
Notary Public, State of Oregon
(Title of Officer)
My Commission Expires 11-2-82

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.this 9th day of September A.D. 1981 at 3:52 o'clock P.M., andduly recorded in Vol. MR1, of Deeds on Page 16033

EVELYN BIEHN, County Clerk

By [Signature] deputy
Fee \$8.00