

4325

TIA #M-38-1357-6
WARRANTY DEED (INDIVIDUAL)

16302

Page

LARRY BUEHLER and NANCY W. BUEHLER, husband and wife

hereinafter called grantor, convey(s) to
WENDEL L. TRIPLETT and DONNA J. TRIPLETT, husband and wifeall that real property situated in the County
of Klamath, State of Oregon, described as:Lot 11, Block 1, of CASA MANANA, 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 \$ 50,500.00 *

**

Dated this 14th day of September, 19 81.

Nancy W. Buehler

Harry James Buehler by
Nancy W. Buehler his attorney
in fact.

STATE OF OREGON, County of Klamath) ss.

On the 14th day of September, 19 81 personally appeared the above named
Larry Buehler and Nancy W. Buehler and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Darlene T. Addington

Notary Public for Oregon

My commission expires: 3-22-81

- * 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: Tates;
Mr. & Mrs. Wendel L. Triplett
5620 Alva St.
City, 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

SUBJECT TO:

1. 1981-82 Taxes, a lien in an amount to be determined, but not yet payable.
 2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District. Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."
 3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
 4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
 5. Reservations and easements, including the terms and provisions thereof, as set forth in Deed from Pete Sather and Helen Sather, husband and wife, to Boyd F. Sprague and Georgiana C. Sprague, husband and wife, dated September 27, 1946, recorded August 11, 1950 in Book 241 at page 192, Deed Records.
 6. Canal easement over the Southerly part of said Lot 11, as set forth on the recorded plat thereof.
 7. Building set back lines as set forth on the recorded plat.
 8. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Casa Manana.
 9. 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 : May 10, 1963 Book: 14 Page: 480

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

STATE OF OREGON,

County of Klamath

} ss.

On this the 14th day of September, 1981 personally appeared

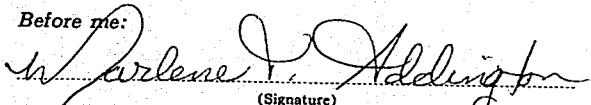
NANCY W. BUEHLER

who, being duly sworn (or affirmed), did say that he is the attorney in fact for LARRY JAMES BUEHLER

and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:



(Signature)

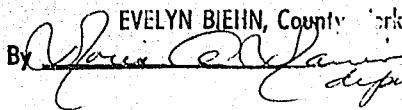
My Commission Expires March 22, 1985

(Title of Officer)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____

this 14th day of Sept. A.D. 1981 at 3:48 o'clock P.M. and
 duly recorded in Vol. M-81, of Deeds on page 16302

By  EVELYN BIEHN, County Clerk
 deputy

Fee \$8.00