

4873

## WARRANTY DEED (INDIVIDUAL)

Vol. M-8 / Page 17206

RICHARD C. JAGEMAN AND KUMIKO JAGEMAN  
JOE W. COLLINS and BEVERLY COLLINS, 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 4 IN BLOCK 13 OF TRACT NO. 1079, KNOWN AS SIXTH ADDITION TO  
 SUNSET VILLAGE, in the County of Klamath- State of Oregon

## SUBJECT TO:

- 1) Regulations of the City of Klamath Falls, including levies, liens and Utility assessments.
- 2) Regulations, levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
- 3) Regulations, Levies, assessments, Water and Irrigation rights and easements for ditches and canals of Enterprise Irrigation District.
- 4) Restrictions, shown on recorded plat of Sixth Add to Sunset Village
- 5) Conditions and Restrictions imposed by instrument recorded 6/29/73 in Book M 7, page 8283 Microfilm records.
- 6) An easement created by instrument including terms and provisions htereof recorded December 6, 1973 in Book M 73 page 15787 in favor of Pacific Power & Light Co for electric transmission right of way over the Southerly 5 feet.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
AS SHOWN 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 \$ 63,000.00.

Dated this 25th day of September, 19 81.

Richard C. Jageman  
Kumiko Jageman

STATE OF OREGON, County of Klamath ) ss.

SEPTEMBER 25th, 1981 personally appeared the above named  
RICHARD C. JAGEMAN AND KUMIKO JAGEMAN  
 instrument to be THEIR voluntary act and deed. and acknowledged the foregoing

Before me:

Maureen R. Rhyne  
 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)

RICHARD C. JAGEMAN  
and KUMIKO JAGEMAN

TO

Mr. / Mrs. Joe W. Collins  
3885 Rio Vista

After Recording Return to:

Mr/Mrs Joe W. Collins  
3885 Rio Vista  
Klamath Falls, Ore., 97601

MAIL TAX STATEMENTS TO SAME AS ABOVE

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record  
 on the 25th day of September, 1981  
 at 3:48 o'clock P.M. and recorded in book M-81  
 on page 17206 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

Klamath County Clerk

Title

James A. James Deputy  
 Fee \$4.00