

5108

T/A #M-38-1410-6
WARRANTY DEED (INDIVIDUAL)

Vol. M-81 Page 17580

ALBERT P. HEDRICK and EVELYN E. HEDRICK, husband and wife

DOUGLAS RIESE and EDRA RIESE, husband and wife

of Klamath

State of Oregon, described as:

all that real property situated in the County

Lot 14, Block 9, 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

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 \$ 66,000.00 .

Dated this 25th day of September, 19 81.

Albert P. Hedrick
Evelyn E. Hedrick

STATE OF OREGON, County of Klamath) ss.

on the 25th day of September, 19 81 personally appeared the above named
Albert P. Hedrick and Evelyn E. Hedrick and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Barbara L. Addington
Notary Public for Oregon
My commission expires: 3-22-85

- * 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)

TO

After Recording Return to: *Tapes:*
Mr. & Mrs. Douglas Riese
5741 Ankeny
Klamath Falls, OR 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

EXHIBIT "A"

SUBJECT TO:

1. 1981-82 taxes, a lien in an amount to be determined, but not yet payable.
 2. 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
 (No specific location of record)
 3. 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
 (No specific location)
 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. 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 \$42,500.00
 Dated : April 14, 1978
 Recorded : April 17, 1978 Book: M-78 Page: 7354
 Mortgagor : William J. Gauthier, Jr. and Betty L. Gauthier, husband and wife
 Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs
- which Mortgage the Grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Titel Co.this 5th day of October A.D. 1981 at 3:41 o'clock P.M., andduly recorded in Vol. M81 of Deeds on Page 17380.By EVELYN BERN, County Clerk.

Fee \$8.00