

6415

TAB-1477-9
WARRANTY DEED (INDIVIDUAL)

Vol. M Page 19740

RICHARD H. BAILEY and DENISE L. BAILEY, husband and wife
 DAVID E. REES and LORI A. REES, husband and wife
 of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 19, Block 10, 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 \$ 61,000.00 *

Dated this 4th day of November, 19 81.

Washington
 STATE OF OREGON, County of Grant) ss.

On this 6th day of November, 19 81 personally appeared the above named
 Richard H. Bailey and Denise L. Bailey and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 3-2-85

- * 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:

Tax Statements to:
 Mr. & Mrs. David E. Rees
 5443 Glenwood Dr.
 Klamath Falls, Oregon
 97601

Form No. 0-960
 (Previous Form No. TA 16)

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. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. 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.
3. 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 in Book: M-76 Page: 13888.
4. An easement created by instrument, including the terms and provisions thereof, recorded May 18, 1907 in Book: 22 Page: 479 in favor of United States.
5. An easement created by instrument, including the terms and provisions thereof, recorded May 15, 1945 in Book: 176 Page: 284 in favor of California Oregon Power Company.
6. Trust Deed, including the terms and provisions thereof, recorded December 29, 1978 in Book: M-78 Page: 29094 in favor of Klamath First Federal Savings and Loan Association, a corporation and assigned by instrument recorded June 30, 1980 in Book: M-81 Page: 11802 to Oregon Trail Savings and Loan, which grantees herein assume and agree to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____
 this 12 day of November A.D. 19 81 at 3:36 clock PM and
 duly recorded in Vol. M 81, of Deeds on a 19740

By Joyce M. Dwyer
 EVLYN BIEHN, County Clerk

Fee \$8.00