

6575

T/A 38-23940-2-J

WARRANTY DEED (CORPORATION) M81 Page 20044

CARRIAGE MOBILE HOMES, INC.

Oregon

(State of incorporation)

BILLY SANFORD COGDILL and JODEAN ANN COGDILL, husband and wife

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

Westerly 80 feet of the Easterly 160 feet to Lot 7, Block 8, ALTAMONT ACRES, according to the plat of record in the office of the County Clerk, Klamath County, State of Oregon.

and covenant(s) that grantor is owner of the above described property free of all encumbrances except as listed on the attached "Exhibit A" which is by this reference made a part hereof

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 \$ 15,000.00 *Signed by authority of the Board of Directors, with the seal of said corporation affixed, this 17th day of November, 19 81.

(Corporate Seal)

By Shadon Juddock President

By _____ Secretary

STATE OF OREGON, County of Klamath) ss.
November 17, 19 81.Personally appeared Theodore T. Paddock who, being duly sworn, did say that he is the President of CARRIAGE MOBILE HOMES, INC. and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 2/14/85The 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 (CORPORATION)

Carriage Mobile Homes, Inc.

TO

Billy Sanford Cogdill and
Jodean Ann Cogdill

After Recording Return to:

Mr. and Mrs. Billy Sanford Cogdill
3703 Bisbee

Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Department of Veterans' Affairs

1225 Ferry Street, S.E.

Salem, OR 97310

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:

"Exhibit A"

20045

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Easement for common driveway over the South 15.0 feet of Lot 7 as set forth in instrument recorded January 5, 1972 in Volume M-72, page 118, Klamath County Records.
5. Easement for sanitary sewer purposes granted to the South Suburban Sanitary District over and across the South 15.0 feet of Lot 7, as set forth in "Easement" recorded March 27, 1972 in Volume M-72, page 3193, Klamath County Records.
6. Easement for public utilities granted to California Pacific Utilities Company, over the South 15.0 feet of Lot 7, as set forth in Volume M-72, page 4954, Klamath County Records, recorded May 10, 1972.
7. Easement for transmission lines granted to Pacific Power and Light Company over the North 5.0 feet of Lot 7, as set forth in Volume M-72, page 5343, recorded May 18, 1972, Klamath County Records.
8. "Subject to the requirements and provisions of ORS Chapter 481., pertaining to the registration and transfer of ownership of a mobile home and any interests or liens disclosed thereby."
9. Subject to a small irrigation ditch along the Northerly line as disclosed by Minor Land Partition No. 80-89.

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record, at request of ~~XXXXXX~~
this 17 day of November A.D. 1981 at 10:40 o'clock Am, and
duly recorded in Vol. M 81 of Deeds on a 20044

Fee \$8.00

By Evelyn Biehn County Clerk