

6608

TIA #M-38-1484-7

WARRANTY DEED (INDIVIDUAL)

Page 20102

JAMES D. ARMSTRONG and GWENNETH L. ARMSTRONG, husband and wife
 BENJAMIN E. ROBINSON and OPAL FERN ROBINSON, hereinafter called grantor, convey(s) to
 of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 12, Block 1, Tract No. 1116, SUNSET EAST, 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 \$ 83,000.00 *

Dated this 16th day of November, 19 81.

James D. Armstrong
Gwenneth L. Armstrong

STATE OF OREGON, County of Klamath) ss.

On the 16th day of November, 19 81, James E. Armstrong & Gwenneth L. Armstrong personally appeared the above named instrument to be their voluntary act and deed, and acknowledged the foregoing

Before me:

Marlene P. 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

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. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Sunset East.
2. 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 13, 1976 in Book M-76 at page 14336.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. This property lies within and is subject to the levies and assessments of the Sunset Lighting District.
5. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$75,000.00, dated October 9, 1979, recorded October 16, 1979 in Book M-79 at page 24406, Robert James Joseph Centanni and Susan Ruth Centanni, Trustor, Pioneer National Title Insurance Company, Trustee, Peoples Mortgage Company, a Washington Corporation, Beneficiary, which Trust Deed the Grantees herein assume and agree to pay according to the terms contained therein.
6. Taxes for the fiscal year 1981-'82.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~and index of~~his 17 day of November A.D. 19 81 at 3:35 o'clock PM.duly recorded in Vol. M 81, of Deeds on Feb 6 20102

Fee \$8.00

EVELYN BIEHN, County Clerk

By Jay Mc D...