

7292

## WARRANTY DEED (INDIVIDUAL)

m81 page 21193

MELVIN LEE REED AND SHIRLEY ANN REED, husband and wife

JOHN WALDON ELLIOTT AND CATHY ANN ELLIOTT, husband and wife

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

Lot 16 Block 15 Tract No. 1064 FIRST ADDITION TO GATEWOOD,  
in the County of Klamath, State of Oregon

## SUBJECT TO:

- 1) Regulations, levies, liens and utility assessments of the City of Klamath Falls,
  - 2) An easement created by instrument including terms and provisions thereof in favor of United State of America recorded 5/18/07 in Book 22 page 479
  - 3) An easement in favor of California Oregon Power Company for right of way of pole lines recorded May 15, 1945 in Book 176 page 284 including terms and provisions thereof.
  - 4) Restrictions as shown on the recorded Plat of First Addition to Gatewood.
  - 5) Covenants, easements and restrictions recorded September 3, 1976 in Book M 76 page 13888 including terms and provisions thereof.
  - 6) Trust Deed in favor of First National Bank recorded 2/21/79 in Book M79
- and covenant(s) that grantor is the owner of the above described property free of all encumbrances except AS SHOWN ABOVE \*\*\*\* page 3926 which buyers herein assume and agree to pay \*\*\*\*

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 \$ 60,000.00

Dated this 30th day of November, 1981

*Melvin Lee Reed*  
Melvin Lee Reed

*Shirley Ann Reed*  
Shirley Ann Reed

STATE OF OREGON, County of Klamath ) ss.

DECEMBER 1, 1981 personally appeared the above named  
MELVIN LEE REED AND SHIRLEY ANN REED and acknowledged the foregoing  
instrument to be THEIR voluntary act and deed.

Before me:

*Mary Lou Ayling*  
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)

MELVIN LEE REED  
SHIRLEY ANN REED

TO

JOHN WALDON ELLIOTT AND  
CATHY ANN ELLIOTT

After Recording Return to:

Mr. and Mrs. John Elliott  
5342 Valleywood  
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 10 day of December, 1981  
at 3:34 o'clock P.M. and recorded in book M 81  
on page 21193 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

By *Jane M. De...*  
Fee \$4.00

Deputy