

8048

TA-8-1547-7

WARRANTY DEED (INDIVIDUAL)

Vol. 1082 Page 140

BRUCE W. WORKMAN and GLENDA D. WORKMAN, husband and wife

GLEN L. VAN DYNE and MARY JO VAN DYNE, husband and wife

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

Lot 2, Block 4, TRACT NO. 1103, EAST HILLS ESTATES, 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 \$ 72,900.00

Dated this 5th day of January, 19 82.

Bruce W. Workman
Glenda D. Workman

STATE OF OREGON, County of Klamath

On this 6th day of January, 19 82, personally appeared the above named
 Bruce W. Workman and Glenda D. Workman, and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me:

Susan C. Patzke
 Notary Public for Oregon
 My commission expires: 11-2-82

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. Glen L. Van Dyne
 2072 Dawn Drive
 Klamath Falls, Oregon 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. Regulations, including levies, liens, and utility assessments of the City of Klamath Falls,
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Basin View Drainage District.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of East Hills Estates, as follows:
 - (a) Easements for future public utilities and drainage as shown on the annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities and drainage.
 - (b) Said lands are within the Basin View Drainage District and are subject to all rules, regulations and assessments of said drainage district.
 - (c) a 25 foot building set back line on the front of all lots and a 20 foot building set back line along side street lines.
 - (d) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants.
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 January 30, 1976 in Book: M-76 Page: 1419 and amended March 10, 1976 in Book: M-76 Page: 3417.
6. Trust Deed, including the terms and provisions thereof, recorded November 29, 1977 in Book: M-77 Page: 23137 in favor of Klamath First Federal Savings and Loan Association, which grantees herein assume and agree to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____

On the 6 day of January A 1982 3:35 o'clock P M., and
 duly recorded in Vol. M 82, of Deeds on Page 140.

Fee \$8.00

By Joyce M. Brown
 J. B. EHN, County Clerk