

10246

TIA #M-38-1649-24, M 82 Page 3696

WARRANTY DEED (INDIVIDUAL)

RAYMOND G. BUDDEN and ROSE ELLEN BUDDEN, husband and wife
 hereinafter called grantor, convey(s) to
RICHARD T. DUDY and JEANNE S. DUDY, husband and wife
 all that real property situated in the County
 of Klamath, State of Oregon, described as:

Lots 5 and 6, Block 6, PLEASANT VIEW TRACTS, 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 \$ 106,100.00.

Dated this 24th day of March, 19 82.

Raymond G. Budden
Rose Ellen Budden

STATE OF OREGON, County of Klamath) ss.

On the 24th day of March, 19 82 personally appeared the above named
Raymond G. Budden and Rose Ellen Budden and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me:

Barbara J. 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

After Recording Return to: Taxes
Mr. & Mrs. Richard T. Dudy
3511 Evergreen Drive
City, 97601

STATE OF OREGON,)

County of)

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

02 MAR 25 AM 10 50

EXHIBIT "A"

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.

2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

Reservation in Deed recorded February 19, 1941 in Book 135 at page 431, C. C. Lewis to E. R. Swift and recorded September 3, 1941 in Book 140 at page 601, C. C. Lewis to O. O. Buchanan "right to construct ditches etc."

3. Trust Deed, including the terms and provisions thereof, dated March 24, 1982, recorded March 24, 1982 in Book M-82 at page 3656 in favor of Klamath First Federal Savings and Loan Association, a corporation, which Trust Deed the Grantees herein do not assume and agree to pay and Grantor herein will remain responsible under the terms of the Trust Deed and Grantor holds Grantees harmless therefrom.

G.P.M. B.

REF

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at ~~request of~~

this 25 day of March A.D. 19 82 at 10:52 o'clock A.M., and

duly recorded in Vol. M 82, of Deeds on Page 3696

Fee \$8.00

By *Jay M. Thuer* EVELYN BIEHN, County Clerk