

11551

T/A 38-24458-1-J

WARRANTY DEED (INDIVIDUAL)

Vol. 1182 Page 5683

JOHN PHILLIP GLOSTER

ROBERT A. SALVATI and PATRICIA A. SALVATI, husband and wife with the right of survivorship

39 of Klamath, State of Oregon, described as: all that real property situated in the County
 39 Lot 9, Block 6, THIRD ADDITION TO SUNSET VILLAGE, 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 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 \$ 59,500.00 .

Dated this 4th day of May, 19 82.

John Phillip Gloster
 JOHN PHILLIP GLOSTER

STATE OF OREGON, County of Klamath) ss.

On this 4th day of May, 19 82 personally appeared the above named
 John Phillip Gloster and acknowledged the foregoing
 instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 2/24/85

- * 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)

GLOSTER

TO

SALVATI

After Recording Return to:
 Mr. and Mrs. Robert A. Salvati
 3940 Redondo Way
 Klamath Falls, OR 97601
 SEND TAX STATEMENTS TO:
 (Same as now listed - D.V.A.)
 1225 Ferry Street, S.E.
 Salem, OR 97310

Form No. 0-960
 (Previous Form No. TA 16)

STATE OF OREGON,)

) ss.

County of)

I certify that the within instrument was received for record
 on the day of 19 82
 at o'clock M. and recorded in book
 on page Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By

Deputy

SUBJECT TO:

"EXHIBIT A"

5684

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 Enterprise Irrigation District.
 3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
 4. Building set back line of 25.0 feet as shown on the recorded plat of Third Addition to Sunset Village.
 5. Irrigation and Utility easement over rear 8.0 feet as shown on the recorded plat of Third Addition to Sunset Village.
 6. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat.
 7. 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 : May 14, 1971 Book: M-71 Page: 4407
 8. An easement created by instrument, including the terms and provisions thereof,
Recorded : March 18, 1971 Book: M-71 Page: 2314
In favor of : Pacific Power and Light Co.
For : Electric transmission lines
(Covers additional property)
 9. This property lies within and is subject to the levies and assessments of the Sunset Village Lighting District.
 10. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$53,200.00
Dated : February 12, 1980 Book: M-80 Page: 2855
Recorded : February 12, 1980
Mortgagor : John Phillip Gloster
Mortgagee : State of Oregon, represented and acting by the
Director of Veterans' Affairs
- WHICH THE GRANTEES HEREIN AGREE TO ASSUME AND PAY IN FULL ACCORDING TO THE TERMS THEREOF.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at _____

this 6 day of May A.D. 19 82 at 3:39 clock P M
duly recorded in Vol. M 82 of Deeds on Page 5683

Fee \$8.00

By LYNN BIEHN, County Clerk