

11556

T/A #M-38-24492-1
WARRANTY DEED (INDIVIDUAL)Vol. M8Y Page 5689

MAX CHARLESWORTH and PATRICIA CHARLESWORTH,

hereinafter called grantor, convey(s) to

DON T. PATTERSON and SHAWNNA K. PATTERSON, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:Lot 35, Block 38, Tract No. 1084, SIXTH ADDITION TO KLAMATH RIVER
ACRES, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Sixth Addition to Klamath River Acres.
2. Well Agreement, including the terms and provisions thereof, dated November 22, 1976, recorded November 23, 1976 in Book M-76 at page 18916, given by Eugene G. Woods and Joan Z. Woods to Klamath River Acres of Oreg., LTD. (Covers additional property)
3. Financing Statement, recorded May 31, 1978 in Book M-78 at page 11566, from Max J. Charlesworth and Patricia M. Charlesworth, to Western Bank, which Financing Statement the Grantees herein do not assume and agree to pay and Grantor herein will remain responsible under the terms of the Financing Statement and Grantor holds Grantees harmless therefrom.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
See above

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 \$ 52,000.00.*Dated this 5th day of May, 1982.

Max J. Charlesworth
Patricia Charlesworth

STATE OF OREGON, County of Klamath) ss.

On the 6th day of May, 1982 personally appeared the above named
Max Charlesworth and Patricia Charlesworth and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

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. Don T. Patterson
9018 McLaughlin
City 97601

STATE OF OREGON,)

) ss.

County of Klamath)

I certify that the within instrument was received for record
on the 6 day of May, 1982
at 3:39 o'clock P.M. and recorded in book M 82
on page 5689 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

Title

By Jay McQuinn

Deputy

Fee \$4.00