

11919

## WARRANTY DEED (INDIVIDUAL)

Vol. 11919 Page 6217

LORRAINE FARNCES BAUSTIEN

CHARLES T. TRAINOR and SUSAN C. TRAINOR, husband and wife, hereinafter called grantor, convey(s) to  
of Klamath, State of Oregon, described as:

Lot 41, FIRST ADDITION TO SUMMERS LANE HOMES, 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 \$ 58,000.00.

Dated this 19th day of May, 19 82.

Lorraine Frances Baustien  
LORRAINE FRANCES BAUSTIEN

STATE OF OREGON, County of Klamath ) ss.

On this 19th day of May, 19 82 personally appeared the above named  
Lorraine Frances Baustien and acknowledged the foregoing  
instrument to be her voluntary act and deed.

Before me,

[Signature]  
Notary Public for Oregon

My commission expires: 2/14/85

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)

Baustien

TO

Trainor

After Recording Return to:

Mr. and Mrs. Charles T. Trainor  
3309 Hope Street  
Klamath Falls, OR 97601  
SEND TAX STATEMENTS TO:  
Same as now listed  
(U. S. National)

STATE OF OREGON, )

) ss.

County of Klamath )

I certify that the within instrument was received for record  
on the 19th day of May, 19 82,  
at 10 o'clock AM and recorded in book 11919  
on page 6217 Records of Deeds of said County.

Witness my hand and seal of County affixed.

By [Signature] Title Notary Public  
Deputy

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 Klamath Irrigation District.
  3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
  4. Right of way, including the terms and provisions thereof, to the United States of America, dated March 16, 1909 in Deed Volume 25 at page 628, Deed Records.
  5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Summers Lane Homes.
  6. 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 : December 12, 1958 Book: 307 Page: 441
  7. Easement, including the terms and provisions thereof, recorded May 28, 1958 to South Suburban Sanitary District, in Deed Volume 299 at page 504, Deed Records.
  8. Easement, including the terms and provisions thereof, to California Oregon Power Co., recorded July 14, 1961 in Book 331 at page 24, Deed Records.
  9. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$13,600.00  
Dated : August 4, 1967  
Recorded : August 7, 1967 Book: M-67 Page: 6096  
Trustor : Otto A. Dinglar and Lorraine F. Dinglar, husband and wife  
Trustee : Oregon Title Insurance Co.  
Beneficiary : United States National Bank of Oregon, a national banking association
- WHICH THE GRANTORS HEREIN AGREE TO HOLD THE GRANTEEES HEREIN HARMLESS THEREFROM.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .

this 19 day of May A.D. 19 82 at 3:46 o'clock P.M., and  
duly recorded in Vol. M 82 of Deeds on page 6217.

Fee \$8.00

EVELYN BIEHN, County Clerk

By [Signature]