

T/A #M-38-1671-9
WARRANTY DEED (INDIVIDUAL)

Vol. M82 Page 6895

12337

JEANNIE E. VAN METER

DONALD L. HAWKINS

of Klamath, State of Oregon, described as:

The North 15 feet of Lot 20 and the South 45 feet of Lot 21,
TONATEE 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 _____

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 \$ 42,500.00.

Dated this 7th day of May, 19 82.

STATE OF OREGON, County of Klamath

On the 7th day of May
Jeannie E. Van Meter

instrument to be her voluntary act and deed.

Before me:

Barlene 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. Donald L. Hawkins
4319 Fargo
Klamath Falls, OR
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

EXHIBIT "A"

SUBJECT TO:

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

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

3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Tonatee Homes.

4. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
Recorded : June 11, 1959 Book: 313 Page: 290

Paragraphs 4 and 5 of said restrictions modified by instrument recorded June 17, 1959 in Book 313 at page 355, Deed Records.

5. Set back provisions as delineated on the recorded plat.
6. Utility easements as delineated on the recorded plat 10 feet along back lot lines.

7. 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 \$23,275.00

Dated : October 21, 1976 Book: M-76 Page: 16801
Recorded : October 21, 1976
Mortgagor : Jesse L. VanMeter and Jeannie E. VanMeter, husband and wife
Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs.

which Mortgage the Grantees herein assume and agree to pay according to the terms contained therein.

8. 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 \$5,300.00

Dated : February 27, 1978 Book: M-78 Page: 4513
Recorded : March 9, 1978
Mortgagor : Jesse L. VanMeter and Jeannie E. VanMeter, husband and wife
Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs.

which Mortgage the Grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 3 day of June A.D. 19 82 at 10:21 o'clock A.M. and
duly recorded in Vol. M 82, of Deeds on Page 6895

Fee \$8.00

By Jayne M. Biehn EVELYN BIEHN, County Clerk