

12549

T/A #M-38-24479-8
WARRANTY DEED (INDIVIDUAL)

Vol. 1182 Page 7242

LORETTA L. FERRELL

hereinafter called grantor, convey(s) to

MILDRED E. MC KUNE

all that real property situated in the County

of Klamath, State of Oregon, described as:

The South 23 feet of Lot 6 and the North 42 feet of Lot 7, Block 1,
FIRST ADDITION TO 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 \$ 39,000.00 *

Dated this 7th day of June, 19 82.

Loretta L. Ferrell

STATE OF OREGON, County of Klamath) ss.

On the 8th day of June, 19 82 personally appeared the above named
Loretta L. Ferrell and acknowledged the foregoing
instrument to be her voluntary act and deed.

Before me:

Marlene P. 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:

Ms. Mildred E. McKune
5708 Avalon, City, 97601

Taxes To:

Ms. Mildred E. McKune
4248 Gary, City, 97601

STATE OF OREGON,

) ss.

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, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Tonatee Homes.
3. 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 : October 5, 1959 Book: 316 Page: 226
4. 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 \$11,250.00
Dated : March 30, 1960
Recorded : April 4, 1960 Book: 195 Page: 375
Mortgagor : Cyril E. Steele and Louella E. Steele
Mortgagee : Commerce Investment Inc.

The above mortgage was assigned by instrument
Recorded : December 13, 1961 Book: 207 Page: 132
To : Metropolitan Life Insurance Company
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

3:38

this 9 day of June A.D. 19 82 at o'clock pM., andduly recorded in Vol. M 82, of Deeds on Page 7242

Fee \$8.00

EVELYN BIEHN, County Clerk

By Jay McArthur