

13822

T/A 38-24619-4-J

WARRANTY DEED (INDIVIDUAL)

Vol. 182 Page 8380

GAYLE PAYNE NICHOLSON, hereinafter called grantor, convey(s) to
MICHAEL MARIDAKIS and IRMA C. MARIDAKIS, husband and wife
all that real property situated in the County
of Klamath, State of Oregon, described as:

Lot 7, Block 5, Tract No. 1007, WINCHESTER, 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 \$ 47,900.00.*

**

5 Dated this 1st day of July, 19 82

GAYLE PAYNE NICHOLSON

STATE OF OREGON, County of Klamath) ss.

On this 1st day of July, 19 82 personally appeared the above named
Gayle Payne Nicholson and acknowledged the foregoing
instrument to be her voluntary act and deed.

Before me:

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)

Nicholson

TO

Maridakis

After Recording Return to: AND SEND
TAX STATEMENTS TO:
Mr. and Mrs. Michael Maridakis
4231 Myrtlewood
Klamath Falls, OR 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.

Title

By 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. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1007, Winchester.
5. 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 : September 21, 1970 Book: M-70 Page: 8316
6. 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 \$35,200.00
Dated : November 9, 1978
Recorded : November 13, 1978 Book: M-78 Page: 25403
Trustor : Raymond D. Henderson and Nancy L. Henderson, husband and wife
Trustee : William Sisemore
Beneficiary : Klamath First Federal Savings and Loan Association, a corporation
Loan #01-11431

WHICH THE GRANTEES HEREIN AGREE TO ASSUME AND PAY IN FULL ACCORDING TO THE TERMS AND CONDITIONS THEREOF,

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . . 10:35
this 2 day of July A.D. 1982 at 10:35 o'clock A. and
duly recorded in Vol. M 82, of Deed on Page 8380
Fee \$8.00 By Evelyn Biehn County Clerk