

13845

WHEN RECORDED MAIL TO:

Grantees

4317 Elcerrito Way

Klamath Falls, OR 97601

K-35438

(Don't use this
space; reserved
for recording
label in coun-
ties where
used.)

MAIL TAX STATEMENTS TO:

STATE OF OREGON 9389

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 _____ or as
filing fee number _____, Rec-
ord of Deeds of said County.

Witness my hand and seal of County
affixed.

By _____ Title
Deputy

WARRANTY DEED

LEWIS L. KAHLER

GRANTOR, conveys and warrants to

WAYNE A. MARCELLA and SANDRA J. MARCELLA, husband and wife,

GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as
specifically set forth below: The real property described in Exhibit "A" subject to the
exceptions set forth in said Exhibit "A". Said Exhibit "A", attached
hereto, is hereby incorporated herein as though fully set forth hereat.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 75,000.00 . ~~However, xxx~~
~~the total consideration consists of or includes other property or value given or promised which is part of the whole~~
~~of the whole~~

In construing this deed and where the context so requires, the singular includes the plural.

Dated this 22 day of July, 1982.

X Lewis L. Kahler

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named _____

Lewis L. Kahlerand acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: _____

Notary Public for Oregon

My commission expires 8-5-83

(Official Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GIACOMINI, JONES & ASSOCIATES
ATTORNEYS AT LAW
A PROFESSIONAL CORPORATION
635 MAIN STREET
KLAMATH FALLS, OREGON 97601

02 JUL 22 AM 11 36

The following described real property situate in Klamath County, Oregon, to-wit:

Lot 24 in Block 1, Tract No. 1116, Sunset East, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservation and restrictions as contained in the plat and dedication of Tract 1116-Sunset East, described as follows: "we do for ourselves, our heirs and assigns, hereby dedicate donate and convey to the public, for public use forever, the streets and walkways as shown on the annexed plat, said plat subject to: (1) Easements for future public utilities as shown on the annexed plat, easements to provide ingress and egress to construction and maintenance of said utilities, (2) A 25 foot building set-back line on the front of all lots and a 20-foot building set-back line along side street lines, (3) all easements and reservations of record, applicable to zoning requirements, and additional restrictions as provided in any recorded protective covenants."
2. Easements and setback lines as contained on the plat.
3. Right of Way, including the terms and provisions thereof, given by Rosa E. Hager and C. R. Hager to Klamath County, State of Oregon, dated March 4, 1937, recorded March 4, 1937, in Volume 108 page 195, Deed records of Klamath County, Oregon.
4. Declaration of Conditions and Restrictions, including the terms and provisions thereof, recorded September 13, 1976, in Volume M76 page 14336, Deed records of Klamath County, Oregon.
5. Easements and rights of way of record and apparent thereon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .

this 22 day of July A.D. 1982 at 11:36 o'clock A M

duly recorded in Vol. M 82, of Deeds on a 9389

Fee \$8.00

EVERLYN BIEHN, County Clerk

By [Signature]

EXHIBIT "A"