

14148

T/A # M-38-24865-5  
WARRANTY DEED (INDIVIDUAL)

9870

WILLIAM L. SHARRAR and SHIRLEY SHARRAR, hereinafter called grantor, convey(s) to  
JAMES PAULEY and SONYA PAULEY, husband and wife  
of Klamath, State of Oregon, described as:

Lot 19, Block 5, Tract No. 1037, FIFTH ADDITION TO SUNSET VILLAGE,  
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 \$ 45,000.00.

Dated this 30th day of July, 19 82.

William L. Sharrar  
Shirley Sharrar

STATE OF OREGON, County of Klamath) ss.

On the 30th day of July, 19 82 personally appeared the above named  
William L. Sharrar and Shirley Sharrar and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Marlene Y. 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. & Mrs. James Pauley  
3416 Coronado  
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. 1982-83 taxes, a lien in an amount to be determined, but not yet payable.
  2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise 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 Fifth Addition to Sunset Village.
  5. 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 13, 1972 in Book M-72 at page 6318, Microfilm Records.
  6. Set back provisions as delineated on the recorded plat, 25 feet from front lot line and 5 feet from side lot line and 20 feet along arterial street.
  7. Utility easements as delineated on the recorded plat along rear lot line and being 8 feet in width.
  8. 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 \$36,800.00
- Dated : June 24, 1977  
 Recorded : June 30, 1977 Book: M-77 Page: 11600  
 Trustor : William L. Sharrar and Shirley Sharrar, husband and wife  
 Trustee : Mountain Title Company  
 Beneficiary : Equitable Savings & Loan Association

The above Trust Deed was assigned by instrument

Dated : September 29, 1980  
 Recorded : October 22, 1980 Book: M-80 Page: 20556  
 To : Benjamin Franklin Federal Savings & Loan Association  
 which Trust Deed 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 2 day of August A.D. 19 82 at 3:35 o'clock P.M.  
 duly recorded in Vol. M82, of Deeds on a c 9870

Fee \$8/00

By Evelyn Biehn County Clerk