

19339

T/A 38-25311-6-T
WARRANTY DEED (INDIVIDUAL) Vol. 1183 Page 671

JACK O. PETERSEN and FLAVIA A. PETERSEN, husband and wife
 hereinafter called grantor, convey(s) to
 HERB J. FLOWERDAY and IRENE O. FLOWERDAY, husband and wife
 all that real property situated in the County
 of Klamath, State of Oregon, described as:

Lot 1, Block 6, SECOND 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 \$ 63,000.00.

Dated this 12th day of November, 1982.

Jack O. Petersen
Flavia A. Petersen

STATE OF OREGON, County of Klamath) ss.

On the 12th day of November, 1982 personally appeared the above named
Jack O. Petersen and Flavia A. Petersen and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me:

Julie Smith
 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 whole
 consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Petersen TO

Flowerday

After Recording Return to:

Mr. and Mrs. Herb J. Flowerday
 3921 Coronado Way
 Klamath Falls, OR 97601
 SEND TAX STATEMENTS TO:
 Same as now listed - Klamath First
 Federal, 540 Main St., K. Falls, OR

STATE OF OREGON,)

County of) ss.

I certify that the within instrument was received for record
 on the _____ day of _____, 1982
 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 Enterprise 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 Second Addition to Sunset Village.

4. 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 : April 8, 1970 Book: M-70 Page: 2738

5. This property lies within and is subject to the levies and assessments of the Sunset Lighting District.

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 \$31,800.00

Dated : January 6, 1978

Recorded : January 9, 1978 Book: M-78 Page: 498

Trustor : Jack O. Petersen and Flavia A. Petersen, husband and wife

Trustee : William Sisemore

Beneficiary : Klamath First Federal Savings and Loan Association, a corporation

The above trust deed was assigned by instrument

Recorded : September 28, 1981 Book: M-81 Page: 17273

To : Jackson County 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 : 3:36
13 day of Jan A.D. 1983 at 671

day recorded in Vol. M83 of Deeds

Fee \$8.00

By

Joyce M. Oliver