

13686

VIRGINIA F. KENT  
HARRY R. MATTES, hereinafter called grantor, convey(s) to  
of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 10, Block 6, Tract No. 1063, THIRD ADDITION TO VALLEY VIEW,  
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 \$ 59,900.00.

Dated this 18th day of January, 1983.

Virginia F. Kent

STATE OF OREGON, County of Klamath ) ss.

On the 27th day of January, 1983, personally appeared the above named  
Virginia F. Kent and acknowledged the foregoing  
instrument to be her voluntary act and deed.

Before me:

[Signature]  
Notary Public for Oregon

My commission expires: \_\_\_\_\_

- \* 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)

KENT TO  
MATTES

After Recording Return to:  
Harry R. Mattes  
3108 Sunshine Place  
Klamath Falls, OR 97601  
SEND TAX STATEMENTS TO:  
(Same as now listed - K.F.F.S.L.)

STATE OF OREGON, )

County of \_\_\_\_\_ ) ss.  
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 and me

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 Santiary District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Third Addition to Valley View.
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 : September 28, 1972 Book: M-72 Page: 11040
5. 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 \$41,600.00  
Dated : November 9, 1978  
Recorded : November 13, 1978 Book: M-78 Page: 25521  
Trustor : Danny B. Tofell and Becky L. Tofell, 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 . 11:07  
this 21 day of Jan A.D. 1983 at \_\_\_\_\_ o'clock A.M.  
duly recorded in Vol. M83, of Deeds on page 1171

Fee \$8.00

EVELYN BIEHN, County Clerk  
By *Joyce M. [Signature]*