

19938

T/A 38-25598-1-J

WARRANTY DEED (INDIVIDUAL)

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JEANETTE WRIGHT

, hereinafter called grantor, convey(s) to

KENNETH O. EARNEST and SHIRLEY A. EARNEST, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

Lot 2, Block 3, 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 _____

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 \$ 30,000.00.

Dated this 27th day of January, 19 83.

Jeanette Wright

STATE OF OREGON, County of Klamath) ss.

On the 27th day of January, 19 83, personally appeared the above named
Jeanette Wright and acknowledged the foregoing
instrument to be her voluntary act and deed.

Before me:

Julio 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/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

WRIGHT

TO

EARNEST

After Recording Return to: AND SEND ALL
FUTURE TAX STATEMENTS TO:
Mr. and Mrs. Kenneth O. Earnest
4503 Sturdivant
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.

By _____ Title _____
Deputy

EXHIBIT "A"

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath 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 Winchester.
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 21, 1970 Book: M-70 Page: 8316

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . . 11:07
 the 28 day of Jan A.D. 19 83 at o'clock A.M. and
 duly recorded in Vol. M83, of deeds on p. 1510
 Fee \$8.00

By Joyce McQuinn
 EVELYN BIEHN, County Clerk