

20221

WARRANTY DEED (INDIVIDUAL)

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Page

1932

KEITH P. MOUSER and BARBARA L. MOUSER, husband and wife

CARLOS BARRAGAN and YOLANDA BARRAGAN, husband and wife, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as: all that real property situated in the County

See Attached Exhibit "A"

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 \$ 29,000.00.Dated this 4th day of February, 1983Keith P. Mouser
Barbara L. MouserSTATE OF OREGON, County of Klamath) ss.On this 7th day of February, 1983 personally appeared the above named Keith P. Mouser and Barbara L. Mouser, instrument to be their voluntary act and deed, and acknowledged the foregoing

Before me:

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)

MOUSER

TO

BARRAGAN

After Recording Return to: AND SEND
ALL FUTURE TAX STATEMENTS TO:
Mr. and Mrs. Carlos Barragan
3434 Bisbee
Klamath Falls, OR 97601

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 affixed.

By

Title

Deputy

EXHIBIT "A"

DESCRIPTION

1933

An 80' by 100' rectangular parcel in the Northeast corner of Lot 18, Block 7, ALTAMONT ACRES, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 18; thence 80 feet generally South along the Easterly boundary of said Lot 18; thence generally West 100 feet along a line 80 feet from and parallel to the Northerly boundary of said Lot 18; thence generally North 80 feet along a line 100 feet from and parallel to the Easterly boundary of said Lot 18; thence generally East 100 feet along the Northerly boundary of said Lot 18 to the point of beginning.

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. Reservations as shown in deeds from A.L. Wishard, et ux., to John L. Kirk, dated July 1, 1926, and recorded in Volume 73 at page 67; and in deed from A.L. Wishard, et ux., to N.C. Burgess, dated December 18, 1925, recorded in Volume 71 at page 47.
4. Memorandum of Contract, including the terms and provisions thereof, recorded April 18, 1980 in Book: M-80 at Page: 7408 in favor of Lucille Mildred Wheeler, which Contract the Grantees herein do not assume and agree to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 8 day of Feb A. 1933 10:51 o'clock A. M., and
duly recorded in Vol. M83, of Deeds on Page 1932

Fee \$8.00

EV. LYN B. EHN, County Clerk

By Joyce M. Ehn