

21051

WARRANTY DEED (INDIVIDUAL)

Vol. 83 Page

3322

JOHN A. LOVGREN and JEANETTE W. LOVGREN, husband and wife  
 hereinafter called grantor, convey(s) to  
JOSEPH L. GRANT and BONNIE L. GRANT, husband and wife  
 all that real property situated in the County  
 of Klamath, State of Oregon, described as:

Lot 53, LAMRON HOMES, in the County of Klamath, State of Oregon,  
 TOGETHER WITH a strip of land 15 feet wide adjacent to and parallel  
 with the South boundary of said Lot.

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 \$ 65,000.00.

Dated this 3rd day of March, 1983.

John A. Lovgren  
Jeanette W. Lovgren

STATE OF OREGON, County of Klamath ) ss.

On the 4th day of March, 1983, personally appeared the above named  
John A. Lovgren and Jeanette W. Lovgren and acknowledged the foregoing  
 instrument to be their voluntary act and deed.

Before me:

Julie Perrett  
 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)

LOVGREN  
 TO  
GRANT

After Recording Return to:  
 Mr. and Mrs. Joseph L. Grant  
 5124 Sturdivant  
 Klamath Falls, OR 97601  
 SEND TAX STATEMENTS TO:  
 Same as now listed  
 (D.V.A.)

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.

Julie Perrett Title  
 By \_\_\_\_\_ Deputy

## EXHIBIT "A"

## SUBJECT TO:

1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
  2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
  3. Subject to reservations, 15 foot building set back lines 8 foot easement in back of all lots for sanitary purposes use and construction restrictions, etc., including the terms and provisions thereof, as shown on the plat and in the dedication and as set forth in declaration of restrictive covenants, recorded July 28, 1958 in Deed Volume 301 at page 380 and an instrument recorded March 19, 1959 in Deed Volume 310 at page 638, Deed Records.
  4. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$50,000.00
 

Dated	:	October 20, 1980	Book: M-80	Page: 20366
Recorded	:	October 20, 1980		
Mortgagor	:	John A. Lovgren and Jeanette W. Lovgren		
Mortgagee	:	State of Oregon, represented and acting by the Director of Veterans' Affairs		
		Loan #P47243		
- which Mortgage the Grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record Transamerica Title Ins  
 this 4 day of Mar 83 11:05 a M., and  
 duly recorded in Vol. MB3 of deeds on Page 3322

fee 8.00

EVELYN BIEHN, County Clerk  
 By *[Signature]*