

21377

T/A #M-38-25784-0 Vol. <sup>m</sup>83 Page 3890  
WARRANTY DEED (INDIVIDUAL)

WAYNE F. PETERS and SHIRLEY E. PETERS, husband and wife  
RONALD K. BLACKSMITH and BONNIE M. BLACKSMITH, husband and wife  
all that real property situated in the County  
of Klamath, State of Oregon, described as:

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 \$ 35,000.00.

Dated this 7th day of March, 19 83.

Washington  
STATE OF ~~OREGON~~, County of Clallam ) ss.

March 11, 19 83 personally appeared the above named  
persons - Wayne Peters & Shirley Peter and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Lucile M. Lee  
Notary Public for Oregon Washington

My commission expires: 10/17/85

- \* 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)

TO

After Recording Return to: Taxes:

Mr. & Mrs. Ronald K. Blacksmith  
5344 Sturdivant  
City, 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 \_\_\_\_\_ Deputy



PARCEL 1

Lot 62, LAMRON HOMES, in the County of Klamath, State of Oregon.

PARCEL 2

A 15 foot strip of land situated in the S $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 62, LAMRON HOMES SUBDIVISION, thence South 89° 56' East a distance of 10.0 feet to the initial point of said subdivision; thence South 0° 31' East along the West line of Homedale Road a distance of 15 feet to the South line of said Section 11; thence North 89° 56' West along the South line of said Section 11, a distance of 94.5 feet; thence North 0° 07' West a distance of 15 feet to the Southwest corner of said Lot 62; thence South 89° 56' East along the South line of said Lot 62 a distance of 84.4 feet, more or less, 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. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Lamron Homes.
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,
 

Dated	: July 28, 1958	
Recorded	: July 29, 1958	Book: 301 Page: 380
Dated	: June 15, 1958	
Recorded	: March 19, 1959	Book: 310 Page: 638
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 \$13,500.00
 

Dated	: January 14, 1969	
Recorded	: January 14, 1969	Book: M-69 Page: 373
Trustor	: Wayne F. Peters and Shirley E. Peters	
Trustee	: Transamerica Title Insurance Company	
Beneficiary	: First National Bank of Oregon	

 which Trust Deed the Grantees herein do not assume and agree to pay and Grantor herein will remain responsible under the terms of the Trust Deed and Grantor holds Grantees harmless therefrom.
6. An easement created by instrument, including the terms and provisions thereof,
 

Dated	: December 18, 1979	
Recorded	: December 26, 1979	Book: M-79 Page: 29568
In favor of	: Klamath County, Oregon	
For	: 15 feet along South boundary for drainage pipe	

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

This 14th day of March A.D. 19 83 at 3:39 o'clock P.M., and  
duly recorded in Vol. M83, of Deeds on Page 3890.

Fee \$8.00

By Evelyn B. Ehn, County Clerk  
Bernetha A. Deloch