

21540

T/A #M-38-25852-2  
WARRANTY DEED (INDIVIDUAL)

Vol. 83 Page 4177

WALTER E. GARCIA, also known as WALTER ERNEST GARCIA

JACALYN F. BICKLEY *MB*, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:

The E½ of Tract No. 17, The Resubdivision of Tract 25 to 32 and the South 10 feet of Tracts 33 and 34 inclusive, of ALTAMONT RANCH TRACTS, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM that portion taken by Klamath County for the widening of Bisbee Street by instrument recorded July 1, 1965 in Book 362 at page 563, Deed Records.

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 \$ 49,900.00.

Dated this 17th day of March, 19 83.

*Walter Ernest Garcia by Jane Billa*  
*Walter Ernest Garcia & Jane Billa*  
*atty in fact*  
*atty in fact*

STATE OF OREGON, County of Klamath ) ss.

On this 17th day of March, 19 83 personally appeared the above named instrument to be his voluntary act and deed.

Before me:

*See Attached for Notary*  
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)

TO

After Recording Return to: *4 Taxes:*  
*Ms. Jacalyn F. Bickley*  
*3445 Anderson*  
*Klamath Falls, OR 97604*

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



## EXHIBIT "A"

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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. An easement created by instrument, including the terms and provisions thereof, recorded October 2, 1964 in Book: 356 Page: 467 in favor of United State of America.
4. Annexation Agreement, including the terms and provisions, recorded August 16, 1982 in Book M-82 at Page: 10650, between Charles Dover and Frank Succo and City of Klamath Falls.
5. Trust Deed, including the terms and provisions thereof, recorded December 8, 1982 in Book: M-82 Page: 17400 in favor of Certified Mortgage Company, an Oregon Corporation and assigned by instrument to Gordon David recorded December 23, 1982 in Book: M-82 Page: 18303, which Trust Deed the grantees herein assume and agree to pay according to the terms contained therein.

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

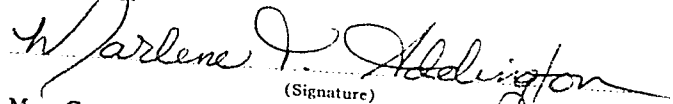
County of Klamath

ss.

On this the 18th day of March, 1983 personally appeared  
 PATRICK L. KITTREDGE and JUNE BELLM who, being duly sworn (or affirmed), did say that they are the attorney in fact for WALTER ERNEST GARCIA aka WALTER E. GARCIA and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:



(Signature)

My Commission Expires March 22, 1985

(Title of Officer)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 18th day of March A.D. 1983 at 10:47 o'clock A.M., and  
 duly recorded in Vol. M83, of Deeds on Page 4177

By EVELYN BIEHN, County Clerk  
*Evelyn Biehn*

Fee \$8.00