

21542

TA #M-38-25776-9
WARRANTY DEED (INDIVIDUAL)

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4181

STEPHEN C. FRONCKOWIAK and EARLEEN E. FRONCKOWIAK, husband and wife
hereinafter called grantor, convey(s) to
RONALD B. HERYFORD and BEVERLY A. HERYFORD, husband and wife
all that real property situated in the County
of Klamath, State of Oregon, described as:

Lot 38, Block 3, Tract No. 1064, FIRST ADDITION TO GATEWOOD, 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 \$ 52,000.00.*

Dated this 17th day of March, 1983.

Stephen C. Fronckowiak
Earleen E. Fronckowiak

STATE OF OREGON, County of Klamath) ss.

On this 17th day of March, 1983 personally appeared the above named
Stephen C. Fronckowiak and Earleen E. Fronckowiak and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Wardene J. Addington
Notary Public for Oregon
My commission expires: 3-22-85

- * 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: Mr. & Mrs. Ronald Heryford
3001 Kane St.
City, 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. An easement created by instrument, including the terms and provisions thereof, recorded May 18, 1907 in Book: 22 Page: 479 in favor of United State of America.
3. An easement created by instrument, including the terms and provisions thereof, recorded May 15, 1945 in Book: 176 Page: 284 in favor of California Oregon Power Company.
4. An easement created by instrument, including the terms and provisions thereof, recorded March 20, 1974 in Book: M-74 Page: 3582 in favor of City of Klamath Falls.
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1064, First Addition to Gatewood.
6. 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 3, 1976 in Book: M-76 Page: 13888.
7. Mortgage, including the terms and provisions thereof, recorded June 23, 1977 in Book: M-77 Page: 11066 in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, 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 .

this 18th day of March A.D. 1983 at 10:47 o'clock A.M.

duly recorded in Vol. M83 of Deeds on Page 4181

EVELYN BIEHN, County Clerk

By Bernarda A. Letich

Fee \$8.00