

21617

T/A 38-25711-2-J

WARRANTY DEED (INDIVIDUAL)

Vol. 1183 Page 4308

JANICE L. BROWN
DAVID A. ROTT and CHARLENE E. ROTT, husband and wife
of Klamath, State of Oregon, described as:
Lot 2, Block 1, SUNSET VILLAGE, in the County of Klamath, State of Oregon.

1983 MAR 21 10 43 AM '83

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as listed on the attached "Exhibit A" which is by this reference hereby made a part hereof 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 \$ 48,702.52

Dated this 10th day of March, 1983

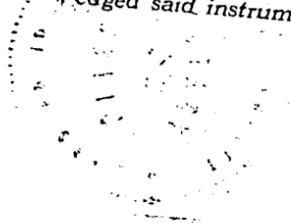
JANICE L. BROWN BY: Cheryl M. Hubbard
Attorney In Fact

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

STATE OF OREGON,

County of Klamath ss.

On this the 10th day of March, 1983 personally appeared CHERYL M. HUBBARD who, being duly sworn (or affirmed), did say that she is the attorney in fact for JANICE L. BROWN and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.



(Official Seal)

Before me:

Signature of Notary Public

(Title of Officer)

WARRANTY DEED (INDIVIDUAL)

Brown TO Rott

After Recording Return to: Mr. and Mrs. David A. Rott 5807 Southgate Klamath Falls, OR 97601 SEND TAX STATEMENTS TO: Same as now listed (D.V.A.)

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of 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

1. This property lies within and is subject to the levies and assessments of the Sunset Lighting District.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Restrictions, set back provisions and utility easements, as delineated on the recorded plat, but omitting restrictions, if any, based on race, color, religion or national origin.
5. 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 : May 29, 1967 Book: M67 Page: 4004
 Modified : January 10, 1968 Book: M68 Page: 205 & 210
6. 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 \$42,500.00
 Dated : October 19, 1978 Book: M78 Page: 24380
 Recorded : October 30, 1978
 Mortgagor : Gerald L. Brown and Janice L. Brown, husband and wife
 Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs

(Loan #M99926)

WHICH THE GRANTEEES HEREIN AGREE TO ASSUME AND PAY ACCORDING TO THE TERMS AND PROVISIONS CONTAINED THEREIN.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record
 this 21st day of March A.D. 1983 at 3:45 o'clock P.M.
 July recorded in Vol. 1883 of Deeds on page 4308
 By EVELLYN BIEHN, County Clerk
 Fee \$8.00