

21617

T/A 38-25711-2-J  
WARRANTY DEED (INDIVIDUAL)

Vol. 1483 Page 4308

JANICE L. BROWN  
DAVID A. ROTT and CHARLENE E. ROTT, husband and wife, hereinafter called grantor, convey(s) to  
of Klamath, State of Oregon, described as: all that real property situated in the County  
Lot 2, Block 1, SUNSET VILLAGE, 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 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  
that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowl-  
edged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

(Signature)

(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 1983  
at o'clock M. and recorded in book  
on page Records of Deeds of said County.  
Witness my hand and seal of County attested.

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 GRANTEES 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 EVELYN BIEHN, County Clerk

Fee \$8.00