

21945

TA-M-25794-7
38-25794

WARRANTY DEED (INDIVIDUAL)

Vol. 1183 Page 4784

JOHN L. BAUMANN and PATRICIA A. BAUMANN, husband and wife

KENNETH H. KINSMAN and LINDA I. KINSMAN, husband and wife

all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 2, Block 17, Tract No. 1112, EIGHTH ADDITION TO 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 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 \$ 70,000.00 *

Dated this 28th day of March, 19 83.

John L. Baumann
Patricia A. Baumann

STATE OF OREGON, County of Klamath) ss.

On this 31ST day of March, 19 83 personally appeared the above named John L. Baumann and Patricia A. Baumann and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me

Harlem V. 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:

TAX STATEMENTS TO:
MR. & MRS. KENNETH KINSMAN
3953 LAMARADA
KLAMATH FALLS, OREGON
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 Title
Deputy

EXHIBIT "A"

4785

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. 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 March 25, 1975 in Book: M-75 Page: 3318.
4. An easement created by instrument, including the terms and provisions thereof, recorded December 1, 1975 in Book: M-75 Page: 15098 and re-recorded January 15, 1976 in Book: M-76 Page: 733.
5. This property lies within and is subject to the levies and assessments of the Sunset Village Lighting District.
6. Trust Deed, including the terms and provisions thereof, recorded July 2, 1976 in Book: M-76 Page: 10141 in favor of First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, which Trust Deed the grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

On 31st day of March A.D. 1983 at 2:46 o'clock P.
duly recorded in Vol. M83, of Deeds on page 4784.

8.00

By EVILYN BERN, County Clerk