

2206S

T/A 38-25859-3-7

WARRANTY DEED (INDIVIDUAL)

VO. 1483 - 34997

RUSSELL W. CARLSON and MARY BETH CARLSON, husband and wife
PATSY JEAN BAKER
of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 8, Block 11, 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 \$ 58,500.00

Dated this 31st day of March, 19 83.

Mary Beth Carlson
Russell W. Carlson

STATE OF OREGON, County of Klamath) ss.

On this 31st day of March, 1983, personally appeared the above named
Mary Beth Carlson and Russell W. Carlson
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Notary Public for Oregon

My commission expires: 2/14/85.

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)

Carlson TO
Baker

After Recording Return to:
Mr. and Mrs. Micheal S. Igou
5502 Glenwood Drive
Klamath Falls, OR 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"

SUBJECT TO:

1. 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.
2. 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 Book: M-76 Page: 13888
3. An easement created by instrument, including the terms and provisions thereof,
Dated : June 26, 1905 Book: 22 Page: 479
Recorded : May 18, 1907
In favor of : United States
For : Right of way for ditches and canals
(No exact location given)
4. 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 26, 1978 Book: M-78 Page: 24209
Recorded : October 27, 1978
Mortgagor : John H. Strubel and Marianne C. Strubel, husband and wife
Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

This 4 day of April A.D. 1983 at 3:42 P.M.duly recorded in Vol. M83 of Deeds on page 4997

EVELYN B. EHN, County Clerk

8.00

By Ann L. Quinn