

22069

WARRANTY DEED (INDIVIDUAL)

Vol. 1983 Page 4983

PATSY JEAN BAKER

hereinafter called grantor, convey(s) to MICHEAL S. IGOU and PATSY A. IGOU, husband and wife of Klamath, State of Oregon, described as:

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 1st day of April, 1983.

Patsy Jean Baker (signature)

STATE OF OREGON, County of Klamath) ss.

On this 1st day of April, 1983, personally appeared the above named Patsy Jean Baker and acknowledged the foregoing instrument to be her voluntary act and deed.

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)

Baker

TO

Igou

After Recording Return to:

Mr. and Mrs. Micheal S. Igou
5502 Glenwood
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 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 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
Loan #M99386

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 4 day of April A.D. 1983 at 3:42 P.M.

duly recorded in Vol. M83, of Deeds on p. 4999

EVELYN B. EHN, Clerk

8.00

By Aus Lewis