## WARRANTY DEED (INDIVIDUAL)

Lot 46, Block 1, SECOND ADDITION TO KELENE GARDENS, in the County of Klamath, State of Oregon.    Additional content of the showed described property free of all encumbrances except		POUR CONTROL OF CONTRO
and covenant(s) that grantor is the owner of the above described as:    Lot 46, Block 1, SECOND ADDITION TO KELENE GARDENS, 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 of Klamath, State of Oregon.  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 \$ 45,998.00  Dated this 25th day of April 19 83  Wann Jank Tuck D. By Roye Jo Neolik Attorney  ALSON FRANK NEDIX, JR. BY: ROXIE JO NEDIX ATTORNEY  ALSON FRANK NEDIX, JR. BY: ROXIE JO NEDIX ATTORNEY  AND J. PROVING ADJ. D. P. Common State of South of the State of South of Sout	EVAN L. SCOTT and JOAN M. S	scorr, nusband and wife
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Dated this 25th day of April 19 83  ALSON FRANK NEDIX, JR. BY: ROXIE JO NEDIX ATTORNEY  Country of Klamath		
ALSON FRANK NEDIK, JR. BY: ROXIE JO NEDIK ATTORNEY  County of Klamath  On this 26th day of APXII  NoXIE JO NEDIK  On this 26th day of APXII  Signed, a Notary Public in and for the State of APXII  Signed, a Notary Public in and for the State of APXII  State of Oregon dust of the individual described in and who executed the foregoing instrument for hex self and attorney in fact of Alson Frank Nedik, Jr.  She signed and scaled the same as her voluntary act and deed and as the free and voluntary act and deed of the said Alson Frank Nedik, Jr.  Frank Nedik, Jr.  State of the uses and purposes therein mentioned, and on oath state that the power of attorney authorizing the execution of this instrument has not been revoked and that the said Alson Frank Nedik, Jr.  WITNESS my hand and official seal hereto affixed the day and year in this pertificate glove writtep.  WITNESS my hand and official seal hereto affixed the day and year in this pertificate glove writtep.  Notary Public in and for the State of Alson State of County of I certify that the within instrument was received by record on the day of at o'clock M. and recorded in book on page Records of Deeds of said County.  Witness my hand end seal of County affixed.  Witness my hand end seal of County affixed.  Title  Title  Title  See the under the under and seal of County affixed.  Title  Title  Title  Populaty	I he true and actual consideration for t  **	his transfer is \$ <u>45,998.00</u> .
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and sworm, personally appearedRoxieJo_ Nedik	County of Klamath	ROXIE JO MEDIK
to me known to be the individual described in and who executed the foregoing instrument for	and sworn, personally appeared. Roxie Jo N	Nedik , duly commissione
of the said Alson Frank Nedik, Jr. for the uses and deed and as the free and voluntary act and deed that the power of attorney authorizing the execution of this instrument has not been revoked and that the said Alson Erank Nedik, Jr. is now fiving.  WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.  Notary Public in and for the State of Notary Public in and f	to me known to be the individual described in a attorney in fact ofAlsonFrankNedik,J	and who executed the foregoing instrument for
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Notary Public in and for the State of Commission Spaces of County of I certify that the within instrument was received for record on the		
WARRANTY DEED (INDIVIDUAL)  STATE OF OREGON,  NEDIK  TO  SCOTT  After Recording Return to:  and Mrs. Evan L. Scott  18 Gregory  amath Falls, OR 97601  ND ALL TAX STATEMENTS TO:  me as now listed - D.V.A., 1225 Ferry , S.E., Salem, OR 97310  ACKNOWLEDGMENT BY SELF AND AS ATTORNEY IN FACT.)  STATE OF OREGON,    STATE OF OREGON,   STATE OF OREGON,   County of     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.  Title  By	The transfer of the same officers of the same of the s	affixed the day and year in this certificate above written.
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SCOTT  I certify that the within instrument was received for record on the		) ss.
SCOTT  on theday of19  ato'clockM. and recorded in book on page Records of Deeds of said County.  Witness my hand and seal of County affixed.  Witness my hand and seal of County affixed.  Title		
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., S.E., Salem, OR 97310 By	lamath Falls, OR 97601 END ALL TAX STATEMENTS TO:	Title
140, 0-900	., S.E., Salem, OR 97310	

## EXHIBIT "A"

SUBJECT TO: 1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District. 2. An easement created by instrument, including the terms and provisions thereof, Dated September 15, 1969 Recorded September 24, 1969 Book: M-69 Page: In favor of South Suburban Sanitary District 8242 For : Sewer line 10 feet in width (Affects Lots 46, 45, 44, 43, Blk 1 Second Addition Kelene Gardens) For 3. An easement created by instrument, including the terms and provisions thereof, Dated May 15, 1928 Recorded May 16, 1928 In favor of Book: 78 Page: Klamath County, Oregon For : Road purposes (Anderson Avenue)
4. An easement created by instrument, including the terms and provisions thereof, Dated June 21, 1966 August 3, 1966 Recorded In favor of Book: M-66 Page: South Suburban Sanitary District 7839 For : Sewer easement across subject property (Affects Lots 46 and 47, Blk 1, Second Addition Kelene Gardens)

5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Second Addition to Kelene Gardens. 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 \$38,000.00 Dated January 17, 1979 Recorded January 18, 1979 Book: M-79 Page Alson Frank Nedik, Jr. and Roxie Jo Nedik Mortgagor Page: 1515 Mortgagee State of Oregon, represented and acting by the Director of Veterans' Affairs which Mortgage the Grantees herein assume and agree to pay according to the terms contained therein.

STATE F DREGON; C	OUNTY O	)F KLA	MATH; ss.		
ed for record .	·				
s_26thday of	April	_A. D.	19 <u>83</u> o	11_3:36o'clock	PM., and
Ly recorded in Vol		, of_	Deeds	on Pa	ig <b>e</b> 6375.
Fee \$8.00		By_	Su.	ELYN BJEHN, Co	ounty Clerk