

WARRANTY DEED (INDIVIDUAL)

ALSON FRANK NEDIK, JR. and ROXIE JO NEDIK

EVAN L. SCOTT and JOAN M. SCOTT, husband and wife

of Klamath, State of Oregon, 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

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.

STATE OF Oregon

County of Klamath

ss.

ALSON FRANK NEDIK, JR. BY: ROXIE JO NEDIK ATTORNEY IN FACT

Roxie Jo Nedik
ROXIE JO NEDIK

On this 26th day of April, A.D. 19 83, before me, the undersigned, a Notary Public in and for the State of Oregon, duly commissioned and sworn, personally appeared Roxie Jo Nedik, to me known to be the individual described in and who executed the foregoing instrument for her self and as attorney in fact of Alson Frank Nedik, Jr., also therein described, and acknowledged to me that she signed and sealed the same as her voluntary act and deed and as the free and voluntary act and deed of the said Alson Frank Nedik, Jr., for the uses and purposes therein mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said Alson Frank Nedik, Jr. is now living.

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 Oregon

Form No. 0-13.1
(Previous Form No. CTT-125)

(ACKNOWLEDGMENT BY SELF AND AS ATTORNEY IN FACT.)

WARRANTY DEED (INDIVIDUAL)

NEDIK

TO

SCOTT

After Recording Return to:

Mr. and Mrs. Evan L. Scott
3918 Gregory

Klamath Falls, OR 97601

SEND ALL TAX STATEMENTS TO:

Same as now listed - D.V.A., 1225 Ferry St., S.E., Salem, OR 97310

STATE OF OREGON,

ss.

County of

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.

Title

By

Deputy

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: 8242

In favor of : South Suburban Sanitary District

For : Sewer line 10 feet in width

(Affects Lots 46, 45, 44, 43, Blk 1 Second Addition Kelene Gardens)

3. An easement created by instrument, including the terms and provisions thereof,

Dated : May 15, 1928

Recorded : May 16, 1928

Book: 78 Page: 500

In favor of : Klamath County, Oregon

For : Road purposes (Anderson Avenue)

4. An easement created by instrument, including the terms and provisions thereof,

Dated : June 21, 1966

Recorded : August 3, 1966

Book: M-66 Page: 7839

In favor of : South Suburban Sanitary District

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: 1515

Mortgagor : Alson Frank Nedik, Jr. and Roxie Jo Nedik

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 OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

on the 26th day of April A.D. 19 83 at 3:36 o'clock P.M., and

is recorded in Vol. M83, of Deeds on Page 6375.

EVLYN BIEHN, County Clerk

By *[Signature]*

Fee \$8.00