

24133

T/A #M-38-25840-9  
WARRANTY DEED (INDIVIDUAL) Vol. 183 Page 8559

GEORGE D. FLITCRAFT

, hereinafter called grantor, convey(s) to

THOMAS ROSTER and JEANNE LENORE ROSTER, husband and wife

all that real property situated in the County  
of Klamath, State of Oregon, described as:Lot 9, Block 7, Tract No. 1091, LYNNEWOOD, in the County of Klamath,  
State of Oregon.

## SUBJECT TO:

1. Set back provisions as delineated on the recorded plat of Lynnewood, 20 feet from front lot line.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Lynnewood.
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 : July 20, 1973 Book: M-73 Page: 9383  
Amended : June 9, 1976 Book: M-76 Page: 8487

(City Resolution #2433)

4. Trust Deed, including the terms and provisions thereof, recorded August 1, 1978 in Book M-78 at page 16674, in favor of Security Savings and Loan Association, a corporation, which Trust Deed the Grantees herein assume and agree to pay according to the terms contained therein.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_

See above

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 \$ 90,000.00.Dated this 1st day of June, 1983.*George D. Flitcraft*STATE OF OREGON, County of Klamath ) ss.

On the 1st day of June, 1983 personally appeared the above named  
George D. Flitcraft and acknowledged the foregoing  
instrument to be his voluntary act and deed.

Before me:

*Barlene 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: *Mr. & Mrs. Thomas Roster*

*1190 Lynnwood*  
*Klamath Falls, OR 97601*

STATE OF OREGON, )  
County of Klamath ) ss.

I certify that the within instrument was received for record  
on the 2nd day of June, 1983  
at 11:08 o'clock A. M. and recorded in book M83  
on page 8559 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn,Klamath County Clerk TitleBy *[Signature]* Deputy

4.00 fee