

24965

TIA # M-38-26197-5 Vol. 483 Page 9876
WARRANTY DEED (INDIVIDUAL)

ROLAND V. SIMINGTON and SARAH E. SIMINGTON, husband and wife
LARRY D. MAGALLANES and LINDA L. MAGALLANES, husband and wife
of Klamath State of Oregon, described as:

Lot 3, Block 6, Tract No. 1025 WINCHESTER, 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
Those listed on Exhibit "A" attached hereto
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 \$ 39,900.00

Dated this 22nd day of June, 1983

Roland V. Simington
Sarah E. Simington

STATE OF OREGON, County of Klamath) ss.
June 22

Roland V. Simington & Sarah E. Simington, 1983 personally appeared the above named
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me

Marlene J. 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)

Roland V. Simington
Sarah E. Simington

TO

Larry Deane Magallanes
Linda Lee Magallanes

After Recording Return to: Tapes!
Mr. & Mrs. Larry D. Magallanes
4237 Pepperwood Drive
City, 97601

STATE OF OREGON,) ss.

County of)
I certify that the within instrument was received for record
on the day of 1983
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"

To: Warranty Deed: Roland V. Simington and Sarah E. Simington
TO
Larry Deane Magallanes and Linda Lee Magallanes

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062, Microfilm Records.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1025 Winchester.
4. 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 9, 1971 Book: M-71 Page: 9617

ATTEST: COUNTY OF KLAMATH; ss.

Filed for record .

this 23rd day of June A.D. 1983 at 3:06 P.M.
duly recorded in Vol. M83 of Deeds on a 9876

By EVELYN BIEHN, Clerk

Fee \$8.00