

25307

## WARRANTY DEED (INDIVIDUAL)

TA-8-38-26220-4 Vol. 783 Page 10442

KENNETH D. WHITNEY and JERENE LEE WHITNEY, husband and wife

hereinafter called grantor, convey(s) to

GEORGE A. GARDIS and DOLORES M. GARDIS, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

The West 120 feet of Lot 5, Block 2, BRYANT TRACTS, 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 \$ 59,900.00

\*\*

Dated this 1st day of July, 1983.

STATE OF OREGON, County of Klamath ) ss.

On the 1st day of July, 1983 personally appeared the above named Kenneth D. Whitney and Jerene Lee Whitney and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Susan C. Foster*

Notary Public for Oregon

My commission expires: 11-2-86

- \* 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:

Tax statements to:  
Mr. & Mrs. George A. Gardis  
1739 Dayton Street  
Klamath Falls, Oregon 97603

STATE OF OREGON,

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"

## SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
  2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
  3. Reservations and restrictions, including the terms and provisions thereof, contained in deed from J. Frank Bryant and Frieda E. Bryant to H. J. Emerson, recorded April 20, 1944 in Book 164 at page 188, Deed Records, as follows: "...excepting and reserving to the 1st parties, their heirs and assigns, the right at any time to construct, build and erect ditches, telephone lines, telegraph lines and electric power lines in and upon said premises, and to keep and maintain the same, said right of way to be for the benefit of the lands and premises adjoining said above described land."
  4. An easement created by instrument, including the terms and provisions thereof,  
 Dated : August 18, 1971  
 Recorded : June 29, 1977 Book: M-77 Page: 11479  
 In favor of : South Suburban Sanitary District  
 For : Sewer line over Southerly 15 feet
  5. Agreement, including the terms and provisions thereof, dated December 23, 1977, recorded January 16, 1978 in Book M-78 at page 978, Microfilm Records, regarding the fence on this property encroaching 7 feet onto the adjacent property on the East.
  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 \$42,500.00  
 Dated : March 23, 1978  
 Recorded : March 23, 1978 Book: M-78 Page: 5527  
 Mortgagor : Kenneth D. Whitney and Jerene Lee Whitney, husband and wife  
 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 .

his 1st day of July A.D. 1983 at 3:39 o'clock P.M.; and  
 duly recorded in Vol. M83 of Deeds on Page 10442

Fee \$8.00

EVELYN BIEHN, County Clerk  
 By Severha A. Letich