

MTC 12587

Vol. 1183 Page 0494

25338

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

THOMAS A. ROSTER and JEANNE L. ROSTER, husband and wife

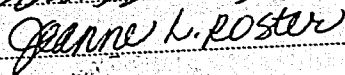
Grantor,
conveys and warrants to MICHAEL G. REEDER and PATRICIA A. REEDER, husband and wifeGrantee, the following described real property free of encumbrances
except as specifically set forth herein situated in Klamath County, Oregon, to-wit:Lot 54, YALTA GARDENS, according to the official plat thereof
on file in the office of the County Clerk of Klamath County,
Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from encumbrances except

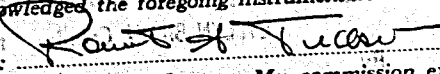
1. Assessments, if any, due to the City of Klamath Falls for water use.
 2. The premises herein described are within and subject to the statutory powers, including the SEE REVERSE SIDE
- The true consideration for this conveyance is \$46,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 30th day of June, 1983.



Jeanne L. Roster
STATE OF OREGON, County of Klamath, ss.
Personally appeared the above named Thomas A. Roster and Jeanne L. Roster

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: 
Notary Public for Oregon—My commission expires: 10-13-86

(OFFICIAL SEAL)

WARRANTY DEED

THOMAS A. & JEANNE L. ROSTER
MICHAEL G. REEDER & PATRICIA A. REEDER
GRANTOR GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

KFFS:L
2943 So. 5th

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements
shall be sent to the following address:Michael G. Patricia A. Reeder
5241 Bryant
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON

County of _____ } ss.
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 _____ or as file/reel number _____.
Record of Deeds of said County.
Witness my hand and seal of County affixed.

By _____ Recording Officer
DeputySPACE RESERVED
FOR
RECORDER'S USE

88888

17251 379

10109999

STATE OF OREGON - DEEDS

and

and

EXCEPTIONS cont.

2. cont. power of assessment, of Klamath Project and Enterprise Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. A 30 foot building setback line as shown on dedicated plat.
5. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 9, 1946 in Volume 192, page 45, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record
this 5th day of July A.D. 19 83 at 11:38 clock A.M., and
duly recorded in Vol. M83, of Deeds on Page 10494
By EVELYN BIEHN, County Clerk
[Signature]

Fee \$8.00

STATE OF OREGON
County of Klamath
I, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Klamath, State of Oregon.
EVELYN BIEHN, County Clerk