

25798

TA-8-38-25956-3
WARRANTY DEED (INDIVIDUAL)

Vol. 1183 Page 11278

ELAINE E. COLLIER who acquired title as ELAINE E. WILSON

, hereinafter called grantor, convey(s) to

RICHARD R. LOCKREM

all that real property situated in the County

of Klamath, State of Oregon, described as:

The Southerly 100 feet of Lot 12, VILLA ST. CLAIR, 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 \$ 18,900.00

Dated this 12th day of July, 19 83.

ELAINE E. COLLIER, who acquired title as
ELAINE E. WILSON

STATE OF OREGON, County of Klamath) ss.

On the 12th day of July

19 83 personally appeared the above named
Elaine E. Collier who acquired title as Elaine E. Wilson and acknowledged the foregoing
instrument to be her voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 7-23-85

- 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:

Tap & Statements to:
Richard R. Lockrem
4385 Bartlett
Klamath Falls, Oregon
97603

Form No. 0-960
(Previous Form No. TA 16)

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, 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.
 3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Villa St. Clair.
 4. Reservations contained in Deed dated May 8, 1944, recorded June 13, 1944 in Book 166 at page 105, Deed Records.
 5. An easement created by instrument, including the terms and provisions thereof,
- Recorded : January 25, 1977 Book: M-77 Page: 1328
 Re-recorded : May 6, 1977 Book: M-77 Page: 7924
 In favor of : Lance O. McCord and Karen Sue McCord
 (Along Westerly 15 feet Lot 12)

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

in this 15 day of July A.D. 19 83
 at 3:30 o'clock P M, and duly
 recorded in Vol. M83 of deeds
 page 11278
EVELYN BIEHN, County Clerk
 By [Signature] Deputy
 fee 8.00