

27063

WILLIAM L. MC GOVERN and KAREN J. MC GOVERN, husband and wife

, hereinafter called grantor, convey(s) to

DONALD L. HEDRICK and SHIRLEY M. HEDRICK, husband and wife

all that real property situated in the County
of Klamath, State of Oregon, described as:Lot 11, Block 3, Tract No. 1155, TWIN RIVER VIEW, 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 \$ 75,000.00 *

Dated this 16th day of August, 1983.

William L. McGovern
Karen J. McGovern

STATE OF OREGON, County of Klamath) ss.

On this 16th day of August, 1983 personally appeared the above named
William L. McGovern and Karen J. McGovern and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Susan C. Latyke

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. Donald L. Hedrick
P.O. Box 189
Chiloquin, Oregon 97624

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. Reservation of all ores and minerals of any nature whatsoever, as set forth in Warranty Deed, recorded December 31, 1970 in Book: M-70 Page: 11478.
2. Well Agreement, and easement, including the terms and provisions thereof, dated January 5, 1978, recorded January 12, 1978 in Book M-78 at page 792.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Twin River View.
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 June 29, 1978 in Book: M-78 Page: 14053.
5. Water Well Agreement, including the terms and provisions thereof, recorded July 18, 1980 in Book: M-80 Page: 13446.
6. Trust Deed, including the terms and provisions thereof, recorded July 15, 1980 in Book: M-80 Page: 13112 in favor of Klamath First Federal Savings and Loan Association, a corporation, which trust deed the Grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 16th day of August A.D. 19 83
 at 3:39 o'clock P M, and duly
 recorded in Vol. M83 of Deeds
 page 13772
EVELYN BIEHN County Clerk
 By Lee Lewis Deputy
 \$8.00