

27460

TA-M-26540-5

WARRANTY DEED (INDIVIDUAL)

Vol. 1483 Page 14424

GERALD JAMES ROBINSON

hereinafter called grantor, convey(s) to

RICHARD O. PERSONS and JEANINE M. PERSONS, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

Lot 13, Block 2, Tract No. 1063, THIRD ADDITION TO VALLEY 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 \$ 55,000.00.

**

Dated this 25th day of August, 19 83.

[Signature of Gerald James Robinson]

40

STATE OF OREGON, County of Klamath) ss.

On the 25TH day of August

Gerald James Robinson

instrument to be his voluntary act and deed.

Before me:

[Signature of Susan C. Latzke]
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. Richard O. Persons
3017 Caroline Street
Klamath Falls, Oregon 97603

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.

By _____

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. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Third Addition to Valley 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 : April 7, 1970 Book: M-70 Page: 2696
 Recorded : September 28, 1972 Book: M-72 Page: 11040
 5. 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 \$30,875.00
 Dated : February 2, 1976
 Recorded : February 6, 1976 Book: M-76 Page: 1749
 Mortgagor : Gerald James Robinson and Betty L. Robinson, 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)

Filed for record at request of

on this 26 day of August A.D. 19 83
 at 10:40 o'clock A M, and duly
 recorded in Vol. M 83 of DEEDS
 Page 14421
EVELYN BIEHN, County Clerk
 By [Signature] Deputy
 Fee 8.00 fee