

28535

TA-M-26628-4
WARRANTY DEED (INDIVIDUAL)Vol. 1183 Page 16205

Steven C. Souder and Lynda L. Souder, husband and wife

hereinafter called grantor, convey(s) to
DON R. DAVIDSON and ALICE M. DAVIDSON, husband and wifeall that real property situated in the County
of Klamath, State of Oregon, described as:Lot 10, Block 2, Tract No. 1099, ROLLING HILLS, 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
those contained in Exhibit "A" attached hereto

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 \$ 81,000.00.*

**

Dated this 16th day of September, 19 83.Steven C. Souder
STEVEN C. SOUDERLynda L. Souder
LYNDA L. SOUDERSTATE OF OREGON, County of Klamath) ss.September 16Steven C. Souder and Lynda L. Souder, 19 83 personally appeared the above named
instrument to be their voluntary act and deed.

Before me:

Barlene L. Addington
Notary Public for OregonMy commission expires: 3-22-85* 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)

Steven C. SouderLynda L. Souder

TO

Don R. DavidsonAlice M. Davidson

After Recording Return to:

Tax Statements to:
Mr. & Mrs. Don R. Davidson
6421 Appaloosa Ct.
Klamath Falls, Oregon 97601

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"

16206

Attached to Warranty Deed from STEVEN C. SOUDER and LYNDIA L. SOUDER
To
DON R. DAVIDSON and ALICE M. DAVIDSON

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Bason Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

3. Reservations and restrictions, including the terms and provisions thereof, contained in Deed from the State of Oregon to Chas. S. Moore dated January 18, 1909, recorded January 30, 1909 in Book 25 at page 472, Deed records of Klamath County, Oregon, as follows: "Subject to right of way for ditches, canals and reservoir sites for irrigation purposes constructed by the authority of the United States."
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1099 Rolling Hills.
5. 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 : October 15, 1974 Book: M-74 Page: 13469
6. 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 : October 16, 1974 Book: M-74 Page: 13496
Amended : October 1, 1975 Book: M-75 Page: 11919
7. 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 \$35,000.00
Dated : November 10, 1977 Book: M-77 Page: 21793
Recorded : November 10, 1977
Mortgagor : Steven C. Souder and Lynda L. Souder, 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
I hereby certify that the within instrument was received and filed for record on the 20th day of September A.D., 1983 at 10:44 o'clock AM, and duly recorded in Vol M 83, of Deeds on page 16205.

Fee \$ 8.00

EVELYN BIEHN, COUNTY CLERK
by Sam Smith deputy