

28958

TA-8-38-26673-4 Vol. 1183 Page 16926

## WARRANTY DEED (INDIVIDUAL)

FLOYD A. CREACH

JAY R. HINKEL and ERIKA L. HINKEL, husband and wife

of Klamath

State of Oregon, described as: all that real property situated in the County

Lot 4, Block 6, ALTAMONT ACRES, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the following:

Beginning at the Northwest corner of Lot 4, Block 6; thence South 0° 20' East along the West line of Lot 4, 71 feet; thence South 89° 40' East 146 feet; thence North 0° 20' West, 71 feet to the North line of said Lot 4; thence North 89° 40' West 146 feet to the point of beginning.

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 \$ 38,000.00.

Dated this 29th day of September, 19 83.

*Floyd A. Creach*

STATE OF OREGON, County of Klamath ) ss.

On the 29th day of September, 19 83 personally appeared the above named Floyd A. Creach and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

*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. JAY HINKEL  
7608 BOOTH RD.  
KLAMATH FALLS, ORE.  
97601

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

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 Records of Deeds of said County.

Witness my hand and seal of County affixed.

By

Title

Deputy

16927

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 and as per Ordinance No. 29 recorded May 24, 1983 in Volume M-83 at page 8062.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Altamont Acres.
4. Reservations, including the terms and provisions thereof, as disclosed by instrument

Recorded

: January 26, 1926

Book: 71 Page: 143

STATE OF OREGON, )  
County of Klamath )

Filed for record at request of

on this 30th day of Sept. A.D. 1983  
at 3:58 o'clock P M, and duly  
recorded in Vol. M 83 of Deeds  
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**EVELYN BIEHN**, County Clerk

By Ann Smith Deputy

Fee 8.00