

29816

TTA # M-38-26781-4  
WARRANTY DEED (INDIVIDUAL)

Vol. 1182 Page 18358

GERALD LEE HARGROVE and CAROLYN HARGROVE, husband and wife  
GREGORY M. <sup>LEW</sup>KASEN and PATRICIA L. KLASEN, husband and wife

all that real property situated in the County of Klamath, State of Oregon, described as:  
Lot 13, Block 4, FIRST ADDITION TO WINEMA GARDENS, in the County of Klamath, State of Oregon.

"THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES." PK

83 OCT 24 PM 3 34

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 \$55,500.00

Dated this 24th day of October, 19 83

*Gerald Lee Hargrove*  
Gerald Lee Hargrove  
*Carolyn K. Hargrove*  
Carolyn Hargrove

STATE OF OREGON, County of Klamath  
October 24th  
Gerald Lee Hargrove and Carolyn Hargrove, 19 83 personally appeared the above named instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me  
*Wardene J. Addington*  
Notary Public for Oregon  
My 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)

Gerald Lee Hargrove  
Carolyn Hargrove  
TO  
Gregory Klasen  
Patricia Klasen

After Recording Return to:  
Gregory Klasen  
Patricia Klasen  
6215 Alva St.  
City, 97603

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

## EXHIBIT "A"

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Winema Gardens.
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 Book M-83 at page 8062.
3. Reservations and restrictions contained in Deed dated May 14, 1951, recorded July 13, 1951 in Book 248 at page 397. "... not more than two hogs shall be kept on said premises at any one time."
4. 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 \$42,500.00
 

Dated : November 3, 1978  
 Recorded : November 3, 1978 Book: M-78 Page: 24885  
 Mortgagor : Gerald Lee Hargrove and Carolyn Hargrove  
 Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs  
 Loan #P00661

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 24th day of October A.D. 19 83  
 at 3:34 o'clock P M, and day  
 recorded in Vol. M 83 of Deeds  
 Page 18358

**EVELYN BIEHN**, County Clerk

By Lynn Smith Deputy

Fee 8.00