

29816

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

Vol. 1882 Page 18358

GERALD LEE HARGROVE and CAROLYN HARGROVE, husband and wife  
GREGORY M. 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."

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

Carolyn K. 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

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**EVELYN BIEHN**, County Clerk

By Lynn Smith Deputy

Fee 8.00