

30074

TA-8-38-26829-5
WARRANTY DEED (INDIVIDUAL)

Vol. M83 Page 18787

GLADYS E. WALKER and JOHN W. WALKER, hereinafter called grantor, convey(s) to
RICHARD D. HAYES and SUSAN M. HAYES, husband and wife
all that real property situated in the County
of Klamath, State of Oregon, described as:

The N $\frac{1}{2}$ of Lot 8, Block 1, PINE GROVE RANCHETTES, 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 _____
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 \$ 45,000.00.

Dated this 20th day of October, 19 83.

STATE OF OREGON, County of Klamath

On the 20TH day of October, 19 83 personally appeared the above named
Gladys E. Walker and John W. Walker and acknowledged the foregoing
instrument to be there voluntary act and deed.

Before me:

Susan
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 Hayes
3707 Pine Grove Road
Klamath Falls, Ore.
97603

STATE OF OREGON,

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 _____ Title _____
Deputy _____

EXHIBIT "A"

SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Pine Grove Ranchettes.
 2. 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 7, 1970 Book: M-70 Page: 8985
 Amended : September 8, 1972 Book: M-72 Page: 10125
 3. An easement created by instrument, including the terms and provisions thereof,
 Recorded : August 1, 1964 Book: 149 Page: 41
 In favor of : Pacific Telephone and Telegraph
 4. An easement created by instrument, including the terms and provisions thereof,
 Recorded : August 3, 1960 Book: 323 Page: 202
 Recorded : May 22, 1963 Book: 345 Page: 422
 In favor of : Pacific Power and Light Co.
 For : Anchor and guys and transmission lines
 5. An agreement, including the terms and provisions thereof, for a well and water pipeline as disclosed by deed recorded January 5, 1967 in M-67 at page 111 and deed recorded March 20, 1968 in M-68 at page 2187, Microfilm Records.
 6. An easement created by instrument, including the terms and provisions thereof,
 Dated : June 24, 1966
 Recorded : June 27, 1966 Book: M-66 Page: 3788
 In favor of : Raymond F. Batty and others
 For : Ingress, egress and utility easement
 7. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$31,200.00
 Dated : February 8, 1978
 Recorded : February 21, 1978 Book: M-78 Page: 3189
 Trustor : Elmer E. Walker and Gladys E. Walker, husband and wife
 Trustee : William Sisemore
 Beneficiary : Klamath First Federal Savings and Loan Association, a corporation
- 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 31st day of Oct. A.D. 19 83
 at 3:41 o'clock P M, and duly
 recorded in Vol. M83 of Deeds
 Page 18787

EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee 8.00