

III

30515

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. 1183 Page 19473

EDITH G. WILLIAMS now known as EDITH G. ANDERSON

conveys and warrants to CHARLES LaBUWI, JOHN A. WILSON, and RICK ZWARTIVERWER, each an undivided one-third interest

Grantor,

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Lots 3 and 4, Block 3, RESUBDIVISION OF A PORTION OF McLOUGHLIN HEIGHTS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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."

The said property is free from encumbrances except

1. Taxes for the fiscal year 1983-1984, a lien, not yet due and payable.
SEE REVERSE SIDE

The true consideration for this conveyance is \$50,537.75 (Here comply with the requirements of ORS 93.030)

Dated this 12 day of October, 1983.

Edith G. Anderson
EDITH G. ANDERSON

A. K. A. Williams

STATE OF OREGON, County of Washington, ss.
Personally appeared the above named EDITH G. ANDERSON

10-12-83

and acknowledged the foregoing instrument to be her voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Melissa G. Russell
Notary Public for Oregon—My commission expires: 11-20-83

WARRANTY DEED

EDITH G. ANDERSON
CHARLES LaBUWI, JOHN A. WILSON, GRANTOR
and RICK ZWARTIVERWER, 2581 Uhrmann Rd.
Klamath Falls, OR 97601
GRANTEE'S ADDRESS, ZIP

After recording return to:

CHARLES LaBUWI, JOHN A. WILSON and
RICK ZWARTIVERWER
2581 Uhrmann Rd.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:

CHARLES LaBUWI, JOHN A. WILSON and
RICK ZWARTIVERWER
2581 Uhrmann Rd.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

EXCEPTIONS cont.

2. City lien, in favor of the City of Klamath Falls for street improvements,
 Docketed: April 25, 1980
 Unit: 278, Card 30
 Original Amount: \$7,130.67
 Unpaid Balance : \$4,991.43 plus interest, if any
 (Affects Lot 3)

Which Grantees hereby assume and agree to pay.

3. City lien, in favor of the City of Klamath Falls for street improvements,
 Docketed: April 25, 1980
 Unit 279, Card 29
 Original Amount: \$7,923.34
 Unpaid Balance : \$5,546.32, plus interest, if any
 (Affects Lot 4)

Which Grantees hereby assume and agree to pay.

4. Sewer and water use charges, if any, due to the City of Klamath Falls.
5. Reservations, restrictions and easements as contained in plat dedication of McLoughlin Heights, as filed in the office of the Klamath County Engineer.
6. Reservations, restrictions and easements as contained in plat dedication of Resubdivision of a portion of McLoughlin Heights, to wit:

"said plat being subject to a twenty foot utilities easement the centerline of which is the rear lot lines of all lots in Blocks 2,3,4,&5, as shown on the annexed plat."

7. Subject to a 20 foot building setback along Clairmont Drive and Daggett Avenue, as shown on dedicated plat.

STATE OF OREGON,)
 County of Klamath)
 Filed for record at request of

on this 14th day of Nov. A.D. 19 83
 at 8:54 o'clock A M, and duly
 recorded in Vol. MS3 of Deeds
 Page 19473

EVELYN BIEHN, County Clerk

By Lam Smith Deputy

Fee 8.00