

31179

TA M-26939-1
WARRANTY DEED (INDIVIDUAL)

Vol. 1483 Page 20622

GLENN E. SHANK and GLORIA SHANK, husband and wife

RICHARD LEE EDGE and MARLA RUTH EDGE, husband and wife, hereinafter called grantor, convey(s) to

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

Lot 5, Block 9, THIRD ADDITION TO WINEMA GARDENS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens, assessments, rights of way, and easements of South Suburban Sanitary District.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, as shown on the recorded plat of 3rd Addition to Winema Gardens.
3. 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 : September 28, 1949 Book: 234 Page: 248
4. An easement created by instrument, including the terms thereof, Dated : May 23, 1956 Recorded : May 28, 1956 Book: 283 Page: 413 In Favor of : California Oregon Power Company

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way, and easements of record

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 \$ 58,500.00 THIS INSTRUMENT DOES NOT GUARANTEE THAT AN 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

Dated this 29th day of November, 19 83.

Glenn E. Shank
Glenn E. Shank

Gloria Shank
Gloria Shank

STATE OF OREGON, County of Klamath) ss.

November 30, 19 83 personally appeared the above named Glenn E. Shank and Gloria Shank and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Marlene 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)

Glenn E. Shank
Gloria Shank

TO

Richard Lee Edge
Marla Ruth Edge

After Recording Return to: Richard Lee Edge
Marla Ruth Edge

6436 Climax
Klamath Falls, OR 97603

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 2nd day of December, 19 83 at 10:55 o'clock A.M. and recorded in book M83 on page 20622 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

Klamath County Clerk

By Ann Smith Deputy

Fee: \$4.00