

31247

TA-8-38-26874-5

WARRANTY DEED (INDIVIDUAL) Vol. 183 Page 20751

SUSAN KAY MELGIN and CYNTHIA ROSE VANDER SYS, each as to an undivided $\frac{1}{2}$ interest
 RICHARD K. SCOTT and MERLENA J. SCOTT, husband and wife
 of Klamath, State of Oregon, described as:

Lot 75, PLEASANT HOME TRACTS NO. 2, 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 \$ 48,500.00 *

Dated this 29th day of November, 19 83.

STATE OF OREGON, County of Klamath) ss.

On the 30TH day of November, 19 83 personally appeared the above named
Susan Kay Melgin and Cynthia Rose Vander sys and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me:

Susan C. Latzke
 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 K. Scott
5523 Cottage
Klamath Falls, Oregon 97601

STATE OF OREGON,)

) ss.

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.

Title

Deputy

By _____

EXHIBIT "A"

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
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. 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 : November 29, 1940 Book: 160 Page: 217
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 \$23,275.00
Dated : October 30, 1975
Recorded : October 31, 1975 Book: M-75 Page: 13640
Mortgagor : Stephen E. Ihde and Nancy J. Ihde, husband and wife
Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs
5. 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 \$4,050.00
Dated : November 9, 1977
Recorded : November 9, 1977 Book: M-77 Page: 21670
Mortgagor : Stephen E. Ihde and Nancy J. Ihde, husband and wife
Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 5th day of Dec. A.D. 19 83
at 3:38 o'clock P M, and duly
recorded in Vol. M83 of Deeds
page 20751

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00