

31289

TA-8-38-26891-3

WARRANTY DEED (INDIVIDUAL) Vol. 183 Page 20831

GARRY LEROY ROBINSON and JUDITH ANNE ROBINSON, husband and wife

MODESTO VALENCIA and IRMA VALENCIA, husband and wife

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

Lot 6, Block 6, Tract 1025 WINCHESTER, 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.

33  
PM 3  
DEC \*\*

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_

SEE ATTACHED EXHIBIT A

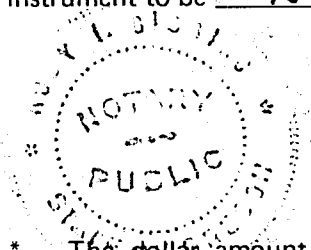
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 42,500.00.\*Dated this 23rd day of November, 1983.

X Garry L. Robinson  
X Judith Anne Robinson

STATE OF OREGON, County of Washington ss.

Judith Anne Robinson December 1, 1983 personally appeared the above named Judith Anne Robinson and Garry L. Robinson and acknowledged the foregoing instrument to be Her voluntary act and deed.



Before me:

[Signature]  
Notary Public for Oregon

My commission expires: 09-27-87

- \* 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. Modesto Valencia  
4219 Pepperwood  
Klamath Falls, Or.  
97603

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

By \_\_\_\_\_ 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 Tract 1025 Winchester.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. 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.
4. 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 9, 1971 Book: M-71 Page: 9617
5. Trust Deed, including the terms and provisions thereof, with interest therein and such future advances as may be provided therein, given to secure the payment of \$23,100.00  
Dated : December 27, 1973  
Recorded : December 27, 1973 Book: M-73 Page: 16458  
Trustor : William L. Duke  
Trustee : Klamath County Title Company  
Beneficiary : First National Bank, which Trust Deed 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 6th day of Dec. A.D. 1983  
at 3:33 o'clock P M, and duly  
recorded in Vol. M83 of Deeds  
Page 20831  
**EVELYN BIEHN**, County Clerk  
By [Signature], Deputy  
Fee 8.00