

31293

TA-8-38-26993-5
WARRANTY DEED (INDIVIDUAL) Vol. M83 Page 20837

RICHARD WEED, SR., J. LARAYNE WATTS and MARLA ANN COY
 CARLYLE HUTCHINSON and SARAH HUTCHINSON, husband and wife
 of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 27, Block 1, BRYANT TRACTS, LESS the Easterly 75 feet of the
 Westerly 170 feet and LESS the Westerly 95 feet, 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 \$ 22,500.00.

Dated this 6th day of December, 19 83.

Richard O. Weed, Sr.
 J. Larayne Watts by Richard O. Weed, Sr.
 Marla Ann Coy by Richard O. Weed, Sr.

STATE OF OREGON, County of Klamath) ss.

ON the 6th day of December, 1983 personally appeared the above named
 Richard Weed, Sr. J. Larayne Watts and Marla Ann Coy and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me:

Susan P. Patten
 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. Carlyle Hutchinson
 6321 Dennis Drive
 Klamath Falls, Or.

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
 on page Records of Deeds of said County
 Witness my hand and seal of County affixed.

By

Deputy

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. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Bryant Tracts.
4. Reservations, including the terms and provisions thereof, as set out in that certain deed from J. Frank Bryant, et ux., to Ed Thill, dated November 30, 1937, recorded July 22, 1941 in Book 139 at page 505, Deed Records of Klamath County, Oregon, to-wit: "excepting and reserving to the first parties, their heirs and assigns, the right at any time to construct, build and erect ditches, telephone lines, telegraph lines and electric power lines in and upon said premises and to keep and maintain the same, said right to be for the benefit of the lands and premises adjoining the above described land."

STATE OF OREGON,

County of Klamath } ss.

On this the 6TH day of December, 19 83 personally appeared Richard Weed, Sr. who, being duly sworn (or affirmed), did say that he is the attorney in fact for J. Larayne and that Walter + Marla Ann Coy executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me:

[Signature]
Notary Public for Oregon
My Commission expires 11-2-86

ATTORNEY IN FACT ACKNOWLEDGMENT
Form No. 0-13
(Previous Form No. Form 159)

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 6th day of Dec. A.D. 19 83
at 3:33 o'clock P M, and duly
recorded in Vol. M83 of Deeds
Page 20837

EVELYN BIEHN, County Clerk

By [Signature] DeputyFee 8.00