

31571

TA-6-38-27007-0

WARRANTY DEED (INDIVIDUAL)

Vol. M83

Page

21355

JOHN M. BOSSE

EMERY L. HARDCASTLE and LETA M. HARDCASTLE, hereinafter called grantor, convey(s) to husband and wife

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

The E½ of Lot 4, Block 3, FIRST ADDITION TO ALTAMONT ACRES, 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 \$ 38,157.22 \*

Dated this 14th day of December, 19 83.

John M. Bosse

STATE OF OREGON, County of Klamath ) ss.

On the 14th day of December, 19 83 personally appeared the above named John M. Bosse and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

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. Emery L. Hardcastle  
3244 Boardman  
Klamath Falls, Ore. 97601

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.

Title

By Deputy

## EXHIBIT "A"

## SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath 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. Reservations, including the terms and provisions thereof, in deed from A. L. Wishard, et ux., and C. T. Darley, et ux., to Levi Nelson recorded October 28, 1926 in Book 73 at page 542, Deed Records of Klamath County, Oregon.

4. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$18,000.00

Dated : March 1, 1977  
Recorded : March 2, 1977 Book: M-77 Page: 3648  
Trustor : John M. Bosse and Edith C. Bosse, husband and wife  
Trustee : William Sisemore  
Beneficiary : Klamath First Federal Savings & Loan Association  
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 14th day of Dec. A.D. 19 83  
at 3:36 o'clock P M, and duly  
recorded in Vol. m83 of Deeds  
Page 21355

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00