

31804

TA # M-38-26918-4
WARRANTY DEED (INDIVIDUAL)Vol. M82 Page 21882

VERL A. FALK and DEBORAH A. FALK, husband and wife

CHRISTEN D. BODTKER and ANN C. BODTKER, hereinafter called grantor, convey(s) to
husband and wifeof Klamath, State of Oregon, described as:Lot 10, Block 1, Tract No. 1158, THIRD ADDITION TO EAST HILLS
ESTATES, 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
those contained in Exhibit "A" attached hereto

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 \$ 72,396.79.*Dated this 22 day of December, 19 83.Verl A. Falk
Verl A. FalkX Deborah A. Falk
Deborah A. FalkSTATE OF OREGON, County of Klamath) ss.December 22, 19 83 personally appeared the above named
Verl A. Falk and Deborah A. Falk and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Charles Horstman
Notary Public for OregonMy commission expires: 8-27-87

- * 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)

Verl A. FalkDeborah A. Falk

TO

Christen D. BodtkerAnn C. BodtkerAfter Recording Return to:
Christen D. Bodtker
Ann C. Bodtker2019 Watson
City, 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. 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.
2. Regulations, including levies, assessments, drainage rights and easements of Basin View Drainage District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Third Addition to East Hills Estates.
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 : June 11, 1979 Book: M-79 Page: 13704
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 \$58,000.00
Dated : June 26, 1981 Book: M081 Page: 11610
Recorded : June 26, 1981
Mortgagor : Verl A. Falk and Deborah A. Falk, husband and wife
Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs
Which Mortgage, 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 22nd day of Dec. A.D. 19 83
at 11:13 o'clock A M, and duly
recorded in Vol. M83 of Deeds
Page 21882

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00