

L# 09-12560
32015

TA 38-27030

WARRANTY DEED (INDIVIDUAL) Vol. M83 Page

22225

RONALD D. WAGNER and MARILYN WAGNER, husband and wife
hereinafter called grantor, convey(s) to
CHARLES A. HERMACH and MARGERY A. HERMACH, husband and wife
all that real property situated in the County
of Klamath, State of Oregon, described as:

Lot 17, Block 2, Tract No. 1091, LYNNEWOOD, 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.

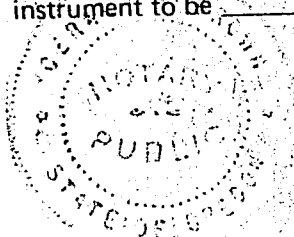
The true and actual consideration for this transfer is \$ 110,000.00

Dated this 29th day of December, 1983.

Ronald D. Wagner
Marilyn Wagner

STATE OF OREGON, County of Klamath ss.

December 29, 1983 personally appeared the above named
RONALD D. WAGNER & MARILYN WAGNER and acknowledged the foregoing
instrument to be their voluntary act and deed.



Before me:

Gerald V. Brown

Notary Public for Oregon

My commission expires: 11-12-86

- * 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)

Wagner

TO

Hermach

After Recording Return to:
Klamath First Federal
540 Main Street
Klamath Falls, OR 97601
Send taxes to above address

STATE OF OREGON,

ss.

County of

I certify that the within instrument was received for record
on the day of 1983,
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. Set back provisions as delineated on the recorded plat of Lynnewood, 20 feet from front lot line.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Lynnewood.
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 : July 20, 1973 Book: M-73 Page: 9383
 Amended : June 9, 1976 Book: M-76 Page: 8487
 (City Resolution #2433)
4. A Slope easement created by instrument, including the terms and provisions thereof,
 Dated : July 2, 1976 Book: M-76 Page: 10120
 Recorded : July 2, 1976
 For : The purpose of construction and maintenance of street excavation and embankment slopes.

STATE OF OREGON,)
 County of Klamath)
 Filed for record at request of

on this 29th day of Dec. A.D. 19 83
 at 3:42 o'clock P M, and duly
 recorded in Vol. M83 of Deeds
 Page 22225

EVELYN BIEHN, County Clerk

By Sam Smith Deputy

Fee 8.00

