

32251

TA # M 38-25982-2

WARRANTY DEED (INDIVIDUAL)

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ALVIN FERGUSON, also known as

ALVIN D. FERGUSON, JR. and VIVIAN L. FERGUSON, husband and wife

HAROLD W. DEARBORN

of Klamath, State of Oregon, described as

Lot 27, Block 13, Tract No. 1170, THIRD ADDITION TO THE PLANNED in the County of Klamath, State of Oregon.

SEE EXCEPTIONS MARKED EXHIBIT "A" ATTACHED HERETO AND TO THIS REFERENCE MADE A PART HEREOF.

94 JUN 5 PM 3 45

and covenant(s) that grantor is the owner of the above described property, free of all encumbrances, except as noted on 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 \$ 55,659.25

Dated this 8th day of September, 19 83

Alvin Ferguson
Vivian L. Ferguson

STATE OF OREGON, County of Deschutes ) ss.

On this 8th day of September, 19 83 personally appeared the above named Alvin D. Ferguson, Jr. and Vivian L. Ferguson and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Letitia S. Williams
Notary Public for Oregon

My commission expires: 1-7-86



- \* 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)

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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 Title Deputy

After Recording Return to: Tapes:

Mr. Harold W. Dearborn
4415 Blackberry Ct.
City, 97603

EXHIBIT "A"

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1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
2. Regulations, including levies, assessments, drainage rights and easements as disclosed by Articles of Incorporation of The Meadows District Improvement Company recorded September 29, 1975 in Book M-75 at page 11801, Microfilm Records.
3. Agreement, including the terms and provisions thereof, dated April 13, 1976, recorded April 14, 1976 in Book M-76 at page 5337, Microfilm Records, by and between Donald L. Sloan and Hazel I. Sloan, et al., and Klamath Irrigation District, an Oregon Irrigation District, relating to drainage etc.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Third Addition to The Meadows.
5. Mortgage, including the terms and provisions thereof, recorded October 1, 1980 in favor of the State of Oregon, Department of Veterans' Affairs in Book M-80 at page 19034 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 5th day of Jan A.D. 19 84  
at 3:45 o'clock P M, and duly  
recorded in Vol. M84 of Deeds  
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**EVELYN BIEHN**, County Clerk

By [Signature] Deputy

Fee 8.00