

THELMA BATES

ANTONIO G. PEREZ

, hereinafter called grantor, convey(s) to

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

Lot 21, Block 5, FIRST ADDITION TO ALTAMONT ACRES, EXCEPTING THEREFROM the South 10 feet, all in the County of Klamath, State of Oregon.

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.
3. Reservations in deed from Manhattan Co., recorded November 28, 1936 in Book 107 at page 4907. "The right is hereby reserved to enter upon, construct and maintain irrigation ditches for the purpose of conveying irrigation water along property lines.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A PERSON SHOULD CONSULT 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 covenants, conditions, restrictions, reservations, rights, rights of way, and easements of record, 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 \$ 25,000.00.

Dated this 20th day of January, 1984.

Thelma Bates
Thelma Bates

STATE OF OREGON, County of Klamath ss.

January 23, 1984 personally appeared the above named Thelma Bates and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me

Marlene P. Addington
Notary Public for Oregon

My commission expires: 3-22-85

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)

Thelma Bates

TO

Antonio G. Perez

After Recording Return to: Y Tapes;
Antonio G. Perez
3341 Altamont Drive
Klamath Falls, Oregon

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 24th day of January, 1984 at 10:34 o'clock A.M. and recorded in book 1262 on page 1262 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

Klamath County Clerk

By Pam Smith DeputyFee: 34.00