

33045

TA-B-38-27091-3
WARRANTY DEED (INDIVIDUAL)Vol. MS4 Page 1580

ANNA M. WIDENER

WINSTON D. MYERS, SR. and JULIETA B. MYERS, hereinafter called grantor, convey(s) to
of Klamath, State of Oregon, described as: all that real property situated in the CountyLot 69, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR,
TO THE CI TY OF KLAMATH FALLS, in the County of Klamath, State of
Oregon.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 \$ 51,500.00.Dated this 25th day of January, 1984.Anna M. WidenerSTATE OF OREGON, County of Klamath) ss.ON the 25TH day of January, 1984 personally appeared the above named
Anna M. Widener and acknowledged the foregoing
instrument to be her voluntary act and deed.

Before me:

Susan C. Ritzke
Notary Public for OregonMy 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. Winston D. Myers, Sr.
2826 Reclamation
Klamath Falls, Oregon

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

EXHIBIT "A"

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Merryman's Replat of vacated portion of Old Orchard Manor.
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 : February 20, 1951 Book: 245 Page: 361
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 \$32,500.00
Dated : May 4, 1982
Recorded : May 5, 1982 Book: M-82 Page: 5602
Trustor : Anna M. Widener
Trustee : Transamerica Title Insurance Company
Beneficiary : Ralph Torgerson and Emma J. Torgerson, husband and wife

which Trust Deed the Grantees herein do not assume and agree to pay and Grantor herein will remain responsible under the terms of the Trust Deed and Grantor holds Grantees harmless therefrom.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 30th day of Jan A.D. 19 84
at 11:03 o'clock A M, and duly
recorded in Vol. M84 of Deeds
Page 1580

EVELYN BIEHN, County Clerk

By Pam Smith, Deputy

Fee 8.00