

REFUGIO ESQUEDA, an estate in fee simple  
HENRY L. PAGE, hereinafter called grantor, convey(s) to  
 of Klamath, State of Oregon, described as:

Lot 2, Block 4, Tract No. 1008 known as BANYON PARK, 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  
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 \$ 56,500.00.

Dated this 31st day of January, 19 84.

Refugio Esqueda  
 REFUGIO ESQUEDA

STATE OF OREGON, County of Klamath ) ss.

February / 1, 19 84 personally appeared the above named  
REFUGIO ESQUEDA and acknowledged the foregoing  
 instrument to be his voluntary act and deed.

Before me:

Harlene T. 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)

Refugio Esqueda

TO

Henry L. Page

After Recording Return to: 4 Tapes  
Henry L. Page

4612 Sumac

Klamath Falls, OR

97603

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. 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.
3. Regulations, including levies, assessments, water and irrigation, rights and easements for ditches and canals of Klamath Basin Improvement District.  

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to plat Lands within the Klamath Basin Improvement District."
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Banyon Park Subdivision.
5. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument including the terms thereof, recorded December 30, 1970 in Book M-70 at page 11421, Microfilm Records.
6. An easement created by instrument, including the terms and provisions thereof, dated March 18, 1971, recorded April 13, 1971 in Book M-71 at page 3172, Microfilm Records, in favor of Pacific Power and Light Co., for electric transmission lines. (Affects the South 5 feet)

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

on this 3rd day of Feb. A.D. 19 84  
 at 3:02 o'clock P M, and duly  
 recorded in Vol. M84 of Deeds  
 Page 1847

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00