

33251

## WARRANTY DEED (INDIVIDUAL)

TA-8-38-25165-5 Vol. 184 Page 1913

HOWARD J. CHRISTENSEN and MIEKO CHRISTENSEN, husband and wife

RODNEY D. JOHNSON

hereinafter called grantor, convey(s) to

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

Lot 19, Block 8, Tract No. 1064, FIRST ADDITION TO GATEWOOD, 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"

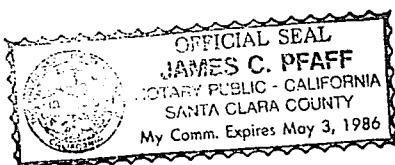
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 58,500.00 .

Dated this 27<sup>th</sup> day of January, 1984.

STATE OF OREGON, County of Santa Clara ss.

January 27, 1984 personally appeared the above named individuals and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Notary Public for California

My commission expires: 5-3-86

- \* 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:  
Rodney D. Johnson.  
5391 Eastwood Drive  
Klamath Falls, OR.  
97603

Form No. 9-960  
(Previous Form No. TA 16)

STATE OF OREGON,

County of \_\_\_\_\_

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. An easement created by instrument, including the terms and provisions thereof,  
 Dated : June 26, 1905  
 Recorded : May 18, 1907  
 In favor of : United States of America  
 (No specific location of record) Book: 22 Page: 479
  2. An easement created by instrument, including the terms and provisions thereof,  
 Dated : May 1, 1945  
 Recorded : May 15, 1945  
 In favor of : California Oregon Power Company  
 For : Right of way for pole lines Book: 176 Page: 284  
 (No specific location)
  3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1064, First Addition to Gatewood.
  4. 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 : September 3, 1976 Book: M-76 Page: 13888
  5. 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 \$53,000.00  
 Dated : October 3, 1978  
 Recorded : October 4, 1978 Book: M-78 Page: 22158  
 Trustor : Howard J. Christensen and Mieke Christensen  
 Trustee : Transamerica Title Company  
 Beneficiary : First National Bank of Oregon  
 which Trust Deed the grantees herein assume and agree to pay according to the terms contained therein.
- "...subject to a Trust Deed, including terms and provisions thereof, on said property in the original face amount of \$53,000.00 executed by grantors herein on October 3, 1978 in favor of First National Bank of Oregon as security for a loan guaranteed by the Administrator of Veterans Affairs under 38 U.S. Code 1810, as amended, said Trust Deed being recorded on October 4, 1978 in Book M-78 at page 22158 of the records of Klamath County, Oregon, upon which loan there is an unpaid indebtedness which the said grantees hereby assume and agree to pay as part of the purchase price; and grantees also hereby assume all obligations of Howard J. Christensen and Mieke Christensen under the terms of the instruments creating and securing the loan described above to indemnify the Administrator of Veterans Affairs to the extent of any claim paid because of the guaranty or insurance of said loan."



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

on this 7th day of Feb. A.D. 1984  
 at 10:35 o'clock A M, and duly  
 recorded in Vol. 1804 of Deeds  
 Page 1913

EVELYN BIEHN, County Clerk

*[Handwritten signature]*

2.00