

33826

TA-8-38-27151-4

WARRANTY DEED (INDIVIDUAL) Vol. 184 Page 2895

GORDON G. MC GRAW and JEANINE M. MC GRAW, husband and wife
TIMOTHY LEE ROSE and NANCY LYNN WILLIAMS, as joint tenants, with rights
of survivorship
Klamath
State of Oregon, described as:

Lot 2, Block 6, SECOND ADDITION TO SUNSET VILLAGE, 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 \$ 63,500.00.

Dated this 21st day of February, 1984.

STATE OF OREGON, County of Klamath) ss.
On this 21ST day of February
Gordon G. McGraw and Jeanine M. McGraw, 1984 personally appeared the above named
instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 11-12-86

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)

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:

TAX STATEMENTS TO:
TIMOTHY LEE ROSE
3925 CORONADO WAY
KLAMATH FALLS, ORE. 97603

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Second Addition to Sunset Village.
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 April 8, 1970 in Book: M-70 Page: 2738.
5. This property lies within and is subject to the levies and assessments of the Second Addition Sunset Village Lighting District.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 23 day of Feb. A.D. 19 84
at 3:38 o'clock P M, and duly
recorded in Vol. M84 of Deeds
Page 2895

EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee 8.00