

JUDITH L. KRAMER

MARY K. SHAIMA

_____, hereinafter called grantor, convey(s) to
 _____ all that real property situated in the County
 of _____ her _____, State of Oregon, described as:

Lot 1, Block 5, Tract No. 1035, 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 _____
 those contained in 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 .*

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PM 3

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APR

84

Dated this 30 day of March, 19 84.

Judith L. Kramer
 Judith L. Kramer

STATE OF OREGON, County of Klamath) ss.

On this 30th day of March, 19 84 personally appeared the above named
JUDITH L. KRAMER and acknowledged the foregoing
 instrument to be her voluntary act and deed.

Before me:

Harlene V. 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)

Judith L. Kramer

TO

Mary K. Shaima

After Recording Return to: 4 Takes
 Mary K. Shaima

5200 Bartlett
City, 97603

STATE OF OREGON,)

) ss.

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.

 _____ Title

By _____ Deputy

EXHIBIT "A"

1. Set back provisions as delineated on the recorded plat, 25 feet from front lot line on all lots and 20 feet along side street lines.
2. Utility easements as delineated on the recorded Plat.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Gatewood.
4. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$28,500.00

Dated : November 25, 1974
 Recorded : November 25, 1974 Book: M-74 Page: 15117
 Mortgagor : Richard W. Dixon and Florence R. Dixon, husband and wife
 Mortgagee : State of Oregon, represented and acting by the director of Veterans' Affairs

Which, said Mortgage, the Grantee herein does hereby agree to assume and pay according to the terms and provisions contained therein.

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

on this 2nd day of April A.D. 19 84
 at 3:46 o'clock P M, and duly
 recorded in Vol. M84 of Deeds
 Page 5332
EVELYN BIEHN, County Clerk
 By *Pam Smith*, Deputy
 Fee 8.00