

35558

ATC-5-27371  
WARRANTY DEED (INDIVIDUAL)

Vol. 1984 Page 6180

SHERYL MARIE REDDEN

DONALD E. MERRITT, SR. and SHEILA A. MERRITT, husband and wife, hereinafter called grantor, convey(s) to

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

Lot 3, Block 2, Tract No. 1035, GATEWOOD, in the County of Klamath,  
State of Oregon.

P 3 04

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 \$53,000.00.

84 APR 13

Dated this 5th day of April, 1984.

*Sheryl Marie Redden*ALASKA Municipality  
STATE OF OREGON, County of Anchorage ss.On this 5th day of April, 1984 personally appeared the above named  
Sheryl Marie Redden and acknowledged the foregoing  
instrument to be her voluntary act and deed.

Before me:

*Diane Faude*Notary Public for Oregon Alaska  
My commission expires: 9/25/84\* 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:

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  
DeputyTAX STATEMENTS TO:  
Mr. + Mrs. Donald E. Merritt  
4864 Gatewood Drive  
Klamath Falls, Ore.  
97601

EXHIBIT "A"

6181

Subject to:

1. Right of way, including the terms and provisions thereof, recorded May 18, 1907 in Book 22 at page 479.
2. Reservations set forth in deed recorded June 26, 1940 in Book 130 at page 191.
3. 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.
4. Utility easements as delineated on the recorded plat.

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.

STATE OF OREGON, )  
County of Klamath )

Filed for record at request of

on this 13 day of April A.D. 19 84  
at 3:04 o'clock P M, and duly  
recorded in Vol. M84 of Deeds  
Page 6180

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00