

36099

ASPEN M-27383
WARRANTY DEED (INDIVIDUAL)Vol. 184 Page 7104

KATHLEEN A. WOODS also known as KATHLEEN ANN WOODS

DONALD W. THURSTON and ROSE M. THURSTON, husband and wife, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:Lot 4, Block 4, Tract No. 1103, EAST HILLS ESTATES, 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 THE 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" 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 \$ 63,500.00.*Dated this 27th day of April, 19 84.Kathleen Ann Woods
Kathleen A. Woods, also known as
Kathleen Ann WoodsSTATE OF OREGON, County of Klamath) ss.On this 27th day of April, 19 84 personally appeared the above named
KATHLEEN A. WOODS aka KATHLEEN ANN WOODS and acknowledged the foregoing
instrument to be her voluntary act and deed.

Before me,

Marlene T. Addington
Notary Public for OregonMy 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)

Kathleen A. Woods

TO

Donald W. Thurston
Rose M. ThurstonAfter Recording Return to:
Donald W. Thurston
Rose M. Thurston2106 Dawn Drive
Klamath Falls, Ore.
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.By _____ Title _____
Deputy

1. 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.

2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Basin View Drainage District.

3. Restrictions, but omitting restrictions if any, based on race, color, religion or national origin, as shown on the recorded plat of East Hills Estates, as follows:

(a) Easements for future public utilities and drainage as shown on the annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities and drainage.

(b) Said lands are within the Basin View Drainage District and are subject to all rules, regulations and assessments of said Drainage District.

(c) A 25 foot building set back line on the front of all lots and a 20 foot building set back line along side street lines.

(d) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants.

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 : January 30, 1976

Book: M-76 Page: 1419

Amended : March 10, 1976

Book: M-76 Page: 3417

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 \$43,200.00

Dated : November 20, 1978

Recorded : November 20, 1978

Book: M-78 Page: 26228

Trustor : Kerry C. Short and Cathy M. Short, husband and wife

Trustee : William Sisemore

Beneficiary : Klamath First Federal Savings and Loan Association a corporation

Which, Trust Deed, the Grantee herein agrees to assume and pay according to the terms and provisions contained therein

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 30th day of April A.D., 1984 at 10:40 o'clock A M, and duly recorded in Vol M84, of Deeds on page 7104.

Fee: \$ 8.00

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, Deputy