

36280

WARRANTY DEED (INDIVIDUAL)

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LON H. WINN

hereinafter called grantor, convey(s) to  
 JAMES D. STORY and DANNY WALTON, each as to an undivided  $\frac{1}{2}$  interest  
 all that real property situated in the County  
 of Klamath, State of Oregon, described as:

Lot 83, CASITAS, 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. YOU 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 \$ 10,000.00 \*

Dated this 1st day of May, 19 84.

STATE OF OREGON, County of Klamath ) ss.

On the 1<sup>st</sup> day of May, 19 84 personally appeared the above named  
Lon H. Winn and acknowledged the foregoing  
 instrument to be his voluntary act and deed.

Before me:

Susan C. Patsko  
 Notary Public for Oregon

My commission expires: 11-2-86

- \* 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:  
James D. Story & Danny Walton  
2775 Avalon  
Klamath Falls, Oregon  
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

## SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. 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.
3. Reservations and restrictions as contained in Deed recorded September 9, 1949 in Volume 234 at page 13, Deed Records of Klamath County, Oregon, from R. E. Wright et ux., to R. P. Lien, et ux., to wit: "Subject to rights of way for ditches...but reserving unto the grantors, their heirs and assigns as owners of the other lots in said Casitas, the perpetual right and easement to construct, operate and maintain drainage and/or irrigation ditches along and across said real property for the benefit of such other lots."

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 4th day of May A.D. 19 84  
 at 11:31 o'clock A M, and duly  
 recorded in Vol. M84 of Deeds  
 Page 7456

EVELYN BIEHN, County Clerk

By [Signature] DeputyFee 8.00