

36621

ASPEN M-27567  
WARRANTY DEED (INDIVIDUAL)

m84

8019

JOHN W. KELLER and CYNTHIA L. KELLER, husband and wife  
JAMES M. RYAN and MOLLIE J. RYAN, 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 16, Block 9, Tract No. 1064, FIRST ADDITION TO 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" 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 \$ 57,343.78

Dated this 14th day of May, 1984

*John W. Keller*  
JOHN W. KELLER  
*Cynthia L. Keller*  
CYNTHIA L. KELLER

STATE OF OREGON, County of Klamath ) ss.

On this 14th day of May, 1984, personally appeared the above named  
John W. Keller and Cynthia L. Keller, husband and wife and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

*W. L. Addison*  
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)

John W. Keller  
Cynthia L. Keller

TO

James M. Ryan  
Mollie J. Ryan

After Recording Return to: *At*  
James M. Ryan  
Mollie J. Ryan  
5483 Knightwood  
Klamath Falls, OR 97603

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

## EXHIBIT "A"

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1064, First Addition to Gatewood.
2. 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 : September 3, 1976 Book: M-76 Page: 13888
3. An easement created by instrument, including the terms and provisions thereof,  
Dated : June 26, 1905  
Recorded : May 18, 1907 Book: 22 Page: 479  
In favor of : United States  
For : Right of Way for ditches and canals  
(No exact location given)
4. 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 \$54,450.00  
Dated : May 22, 1979  
Recorded : June 6, 1979 Book: M-79 Page: 13197  
Trustor : John W. Keller and Cynthia L. Keller, husband and wife  
Trustee : Transamerica Title Insurance Company  
Beneficiary : Equitable Savings and Loan Association, a corporation

Which, Trust Deed, the Grantees herein assume and agree to pay according to the terms contained therein.

*JWK C.L.K.*

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 15 day of May A.D. 1984  
at 3:23 o'clock P M, and duly  
recorded in Vol. M84 of Deeds  
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EVELYN BIEHN, County Clerk

By *Ann Smith* Deputy

Fee 8.00