

37627

ATC-6-27665
WARRANTY DEED (INDIVIDUAL)

Vol. 1884 Page 9795

JOY ANN MILLER, also known as Joy A. Miller, hereinafter called grantor, convey(s) to
 JERRI D. WEDAM all that real property situated in the County
 of Klamath, State of Oregon, described as:

Lots 9 and 10, Block 11, ST. FRANCIS PARK, 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 _____

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 \$ 28,900.00 *

Dated this 6th day of June, 1984.

Joy A. Miller

STATE OF OREGON, County of Klamath) ss.

On the _____ day of June, 1984 personally appeared the above named
 Joy Ann Miller, also known as Joy A. Miller and acknowledged the foregoing
 instrument to be her voluntary act and deed.

Before me:

Michael F. K...
 Notary Public for Oregon

My commission expires: 12-31-87

- * 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:
 Jerri D. Wedam
 4636 Boardman
 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 Enterprise Irrigation District.
 2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
 3. The right is reserved to conduct water through ditches or pipes for irrigation, domestic or drainage purposes across all streets, boulevards and lots.
 4. Reservations and restrictions set forth in deed from Geo. S. Rusco, et ux., to Harold Beasley, et ux., dated November 28, 1939, recorded December 13, 1939 in Volume 126 at page 91, Deed Records of Klamath County, Oregon.
 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 \$18,800.00.
- Dated : August 1, 1977
 Recorded : August 2, 1977
 Trustor : Joy A. Miller
 Trustee : William L. Sisemore
 Beneficiary : First Federal Savings and Loan Association
- which Trust Deed the Grantees herein assume and agree to pay according to the terms contained therein.

Book: M-77 Page: 13824

STATE OF OREGON,
 County of Klamath)
 Filed for record at request of
 on this 11 day of June A.D. 19 84
 at 3:41 o'clock PM, and duly
 recorded in Vol. M84 of Deeds
 Page 9795
EVELYN BIEHN, County Clerk
 By [Signature] Deputy
 Fee 8.00