

MELVA E. GUNTER

, hereinafter called grantor, convey(s) to

WILLIAM TROY HENAGER and DEANNA KAY HENAGER, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

Lot 14, Block 6, Tract No. 1025, WINCHESTER, in the County of Klamath, State of Oregon.

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation Dist.
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. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Winchester.
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, recorded Sept. 9, 1971 in Book: M-71 Page: 9617.

THIS INSTRUMENT DOES NOT GUARANTEE THAT A 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 as set forth hereinabove

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 \$ 47,500.00.*

**

Dated this 12th day of June, 19 84.

Melva E. Gunter

STATE OF OREGON, County of Klamath) ss.

On this 14th day of June, 19 84 personally appeared the above named

Melva E. Gunter and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Dusan C. Patzke
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:

M. + Mrs. William Henager
P.O. Box 404
Klamath Falls, Ore.
97601

STATE OF OREGON,)

) ss.

County of Klamath)

I certify that the within instrument was received for record on the 14th day of June, 19 84 at 3:39 o'clock P.M. and recorded in book 9994 on page 9994 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

Klamath County Clerk

Title

By Pam Smith

Deputy

Fee: \$4.00