

39477

ASPEN M-27740
WARRANTY DEED (INDIVIDUAL)

Vol. 1484 Page 13074

JOHN CHARLES HAKALA and LAURIE M. HAKALA, husband and wife
ESTILL M. McDOWELL and JUDITH M. McDOWELL, husband and wife
of Klamath, State of Oregon, described as:

Lot 12, Block 2, Tract No. 1099, ROLLING HILLS, 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 \$ 11,500.00.

Dated this 17th day of July, 1984.

John Charles Hakala
Laurie M. Hakala

STATE OF OREGON, County of Jackson ss.

On this 23rd day of July, 1984 personally appeared the above named
JOHN CHARLES HAKALA and LAURIE M. HAKALA
instrument to be their voluntary act and deed.

Before me:

Shelley A. Mattheis
Notary Public for Oregon
My commission expires: 12/29/87

- * 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)

John Charles Hakala
Laurie M. Hakala

TO

Estill McDowell

Judith M. McDowell

After Recording Return to:
Estill McDowell
Judith M. McDowell

ATC

STATE OF OREGON,

County of

I certify that the within instrument was received for record
on the day of 1984,
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. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, assessment, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

3. Reservations, and restrictions, including the terms and provisions thereof,
 Dated : January 18, 1909
 Recorded : January 30, 1909 Book: 25 Page: 472
 To : Chas S. Moore
 For : right of way for ditches, canals and reservoir sites
 for irrigation purposes constructed by the authority
 of the United States
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1099 Rolling Hills.
5. Articles of Association of the Rolling Hills Road and Drainage Association, including the terms and provisions thereof, dated October 14, 1974, recorded October 15, 1974 in Book M-74 at page 13469, Microfilm Records. (Yearly assessment is \$24.00)
6. 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 : October 16, 1974 Book: M-74 Page 13496
 Amended : October 1, 1975 Book: M-75 Page: 11919
7. Contract, including the terms and provisions thereof,
 Dated : September 5, 1978
 Recorded : September 6, 1978 Book: M-78 Page: 19678
 Vendor : Dennis W. Robinson and Linda M. Robinson
 Vendee : John Charles Hakala and Laurie M. Hakala
 WHICH, Said Contract of Sale, 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 1st day of August A.D., 1984 at 3:53 o'clock P M, and duly recorded in Vol M84, of Deeds on page 13074.

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, Deputy

Fee: \$ 8.00