

WARRANTY DEED (INDIVIDUAL)

DONALD R. WHITAKER and ROSEMARY WHITAKER, as tenants in common

RONALD L. GRIFFITH and HELEN M. GRIFFITH, husband and wife, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as: all that real property situated in the County

Beginning at a point at the SE corner of Lot 18 which is marked by a 1' rebar, thence North 00°21'00" West 96.10 feet more or less along the East line of Lot 18 to the NE corner, thence Westerly along the North line of Lot 18 a distance of 100' to a point, thence South 00°21'00" East 95.45 feet more or less to a point on the South line of Lot 18, thence East along the Southerly line of Lot 18 100' to the point of beginning.

Being a portion of Lot 18, Sunrise 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 \$ 9,000.00 *

Dated this 30th day of July, 1984.

Donald R. Whitaker
Rosemary Whitaker

STATE OF OREGON, County of Klamath) ss.

Donald R. Whitaker and Rosemary Whitaker, July 30, 1984 personally appeared the above named instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Marlene J. Addington
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)

Donald R. Whitaker
Rosemary Whitaker

TO

Ronald L. Griffith

Helen M. Griffith

After Recording Return to: *Takes*

Mr. & Mrs. Ronald L. Griffith

4220 Bristol

City, 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

ATC-M-27628
EXHIBIT "A"

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. Restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, as shown on the recorded plat of Sunrise Park.

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 2nd day of Aug. A.D. 19 84
at 10:59 o'clock A M, and duly
recorded in Vol. M84 of Deeds
Page 13098

EVELYN BIEHN, County Clerk
By *[Signature]* Deputy
Fee 8.00