

40630

ATC-S-27991  
WARRANTY DEED (INDIVIDUAL)Vol. M84 Page 14979

HOWARD E. MC GEE, JR.

CARL V. WHEELER

, hereinafter called grantor, convey(s) to

of Klamath

, State of Oregon, described as:

all that real property situated in the County

Tract 65, LEWIS TRACTS, 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"

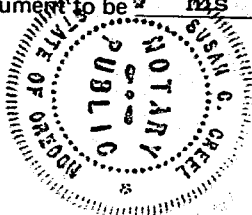
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 32,900.00.Dated this 24th day of August, 19 84.

STATE OF OREGON, County of Klamath ) ss.

August

Howard E. McGee, Jr.

, 19 84 personally appeared the above namedinstrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 6-21-88

\* 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)

Howard E. McGee, Jr.

TO

Carl V. Wheeler

After Recording Return to:

TAX STATEMENTS TO:  
Carl V. Wheeler  
4605 Shasta Way  
Klamath Falls, Ore.  
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 \_\_\_\_\_ Deputy

ATC-S-27991  
EXHIBIT "A"

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, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062.

3. 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 \$10,000.00

Dated	: August 6, 1968	Book: M-68	Page: 7262
Recorded	: August 12, 1968		
Trustor	: George A. Gardis and Dolores M. Gardis, husband and wife		
Trustee	: Transamerica Title Insurance Co.		
Beneficiary	: First National Bank		

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 \$27,806.00

Dated	: March 30, 1984	Book: M-84	Page: 5363
Recorded	: April 3, 1984		
Trustor	: Howard E. McGee, Jr.		
Trustee	: Aspen Title & Escrow		
Beneficiary	: George A. Gardis and Dolores M. Gardis,		

which Grantee herein assumes and agrees to pay.

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

on this 29 day of August .D. 19 84  
at 12:12 o'clock P M, and duly  
recorded in Vol. M84 of Deeds  
Page 14979

EVELYN BIEHN, County Clerk

By Ann Smith Deputy

Fee 8.00