

41442

ATC-8-27797

## WARRANTY DEED (INDIVIDUAL)

Vol. 178 Page 16347

MILTON G. DURHAM, an estate in fee simple

MARY E. WOODARD

, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:

Lot 23, PLEASANT HOME TRACTS NO. 2, in the County of Klamath, State of Oregon, EXCEPTING the Southerly portion described as follows:

Beginning at the Southeast corner of Lot 23; thence North 00°43'00" West, along the East line of said Lot 23, 111.00 feet to an existing fence; thence North 89°13'05" West, along said fence, 80.00 feet to the West line of said Lot 23; thence South 00°43'00" East 113.00 feet to the Southwest corner of said Lot 23; thence North 89°21'00" East to the point of beginning.

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 \$ 24,000.00 \*

Dated this 19th day of September, 19 84.

Milton G. Durham

Kelly M. Durham

STATE OF OREGON, County of Klamath ) ss.

September 20

Milton G. Durham, 19 84 personally appeared the above named instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me:

Susan C. C. [Signature]

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)

Milton G. Durham

TO

Mary E. Woodard

After Recording Return to:

TAX STATEMENTS TO:  
Mary E. Woodard  
9669 Hill Road  
Klamath Falls, Oregon  
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

'84 SEP 21 AM 11 40

## EXHIBIT "A"

16348

## 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. An easement created by instrument, including the terms and provisions thereof, dated October 4, 1946, recorded January 16, 1947 in Deed Book 201 at page 151, for an easement for ditches and/or pipelines to convey water for irrigation and domestic purposes for benefit of adjoining property owners.
  4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Pleasant Homes Tract No. 2.
  5. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$15,675.00
 

Dated	:	February 28, 1977	
Recorded	:	March 1, 1977	Book: M-77 Page: 3536
Mortgagor	:	Milton G. Durham and Veverly A. Durham	
Mortgagee	:	State of Oregon, represented and acting by the Director of Veterans' Affairs	
- which Grantee herein assumes and agrees to pay.

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

on this 21 day of Sept. A.D. 19 84  
 at 11:40 o'clock A M, and duly  
 recorded in Vol. M84 of Deeds  
 Page 16347

**EVELYN BIEHN**, County Clerk

By *Pam Smith* Deputy

Fee 8.00