

41444

ATC-B-27796
WARRANTY DEED (INDIVIDUAL)

Vol. M84 Page: **16351**

MARY E. WOODARD, an estate in fee simple
MILTON G. DURHAM and LILLY M. DURHAM, husband and wife
of Klamath, State of Oregon, described as: all that real property situated in the County

The Easterly 70 feet of Lot 1, Block 9, PLEASANT VIEW TRACTS, 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 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. Reservations contained in deed from C.C. Lewis and Caroline W. Lewis, husband and wife, to Earl C. Robert s and Anons Roberts, husband and wife, recorded July 30, 1935 on page 609 of Volume 100 of Deeds, Records of Klamath County, Oregon, which reserves to the first parties, their heirs and assigns, the right at any time to construct, build and erect ditches, telephone lines, telegraph lines and electric power lines in and upon said premises, and to keep and maintain the same, said right to be for the benefit of the lands and premises adjoining the above described land.

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

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 \$ 47,950.00

Dated this 19th day of September, 1984

Mary E. Woodard

STATE OF OREGON, County of Klamath) ss.

September 21, 1984 personally appeared the above named Mary E. Woodard and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Dusan
Notary Public for Oregon

My commission expires: 6-27-88

* 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)

Mary E. Woodard

TO

Milton G. Durham

Lilly M. Durham

After Recording Return to:

TAX STATEMENTS TO:
Mr. + Mrs. Milton G. Durham
4425 Bryant
Klamath Falls, Ore.
97603

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 21 day of September, 1984 at 11:40 o'clock A M. and recorded in book M84 on page 16351 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

Klamath County Clerk

By Don Smith Title Deputy

Fee: \$4.00