

44083

ATC-6-28299  
WARRANTY DEED (INDIVIDUAL)

Vol. 1190 Page 20831

ROBERT W. APPLEBY and ELAINE K. APPLEBY, as tenants by the entirety  
hereinafter called grantor, convey(s) to  
BYRON R. MUSSELMAN and LA DONNA L. MUSSELMAN, husband and wife,  
all that real property situated in the County  
of Klamath, State of Oregon, described as

Lot 6, Block 1, COUNTRY VILLAGE, in the County of Klamath, State of Oregon.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY  
PARTICULAR USE OR OCCUPANCY OF THE PROPERTY  
DESCRIBED HEREIN IS PERMITTED. OWNER SHOULD  
CHECK WITH THE CLERK OF 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 \$ 49,500.00

Dated this 12th day of December, 1984

*Robert W. Appleby*  
*Elaine K. Appleby*

STATE OF OREGON, County of Klamath ss.

December 13, 1984 personally appeared the above named  
Robert W. Appleby and Elaine K. Appleby and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

*[Signature]*  
Notary Public for Oregon

My commission expires 12/31/85

- \* 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)

Robert W. Appleby  
Elaine K. Appleby

TO

Byron R. Musselman  
LaDonna L. Musselman

After Recording Return to  
TAX STATEMENTS TO  
Mr. & Mrs. Byron R. Musselman

2936 Debbie Drive  
Klamath Falls, Oregon  
97601

STATE OF OREGON

County of

I certify that the within instrument was received for record  
on the day of 1984  
at o'clock of the day of the month of 1984  
on page Records of Deeds of said County.

Witness my hand and seal of said County, this

By

Deputy

## SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof,  
 Dated : January 16, 1957  
 Recorded : January 21, 1957 Book: 280 Page: 225  
 In favor of : The California Oregon Power Company, a California corporation  
 For : 225 foot wide right of way for 2 pole or tower lines
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract 1203 Country Village, including, but not limited to, the following:
  - a. Easement for future public utilities
  - b. Building set back lines shall comply with Klamath County Article 81 for SP-1 Zone
  - c. 1.0 foot reserved strip and 1.0 foot street plugs as shown on plat
  - d. No vehicular access from Lot 1, Block 1, to Grindale Road
3. 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 in Book M-83 at page 3079.

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

on this 19th day of December, 1957  
 at 2:47 o'clock P.M. and duly  
 recorded in Vol. 114 of Book 12  
 Page 20832  
 EVELYN BIEHN, County Clerk  
 By Sam Smith Deputy  
 Fee 0.00