

44450

K-37519
WARRANTY DEED

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21505

KNOW ALL MEN BY THESE PRESENTS that AMBROSE McAULIFFE and SUSAN McAULIFFE, husband and wife, Grantors, convey and warrant to JAMES D. MARLOWE and BARBARA LEE MARLOWE, husband and wife, the following described real property free of encumbrances except as specifically set forth herein, to-wit:

The Northeasterly 100 feet, LESS the Southwest four feet of Lot 5; and the Northeasterly 100 feet, LESS the Southwest four feet of Lot 6 in Block 13, of Hillside Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon:

SUBJECT TO:

1. That certain Trust Deed dated October 13, 1980; made and executed by the Grantors in favor of Klamath First Federal Savings & Loan Association of Klamath Falls, Oregon, a corporation; recorded October 14, 1980, in Volume 180 at page 20046 of the Mortgage Records of Klamath County, Oregon; given to secure a Promissory Note in the face amount of \$85,600.00; which said Note and Trust Deed obligations have been assumed by the Grantees;
2. That certain Agreement dated December 22, 1980, and recorded on February 5, 1981, in Volume 181 at page 1843 of the Deed Records of Klamath County, Oregon; which was made by and between the Grantors and James Moty and concerns the use and maintenance of the hot water well located on the above described real property;
3. Reservations, restrictions, covenants, conditions, easements and rights of way of record and those appurtenant on the land;
4. The physical condition of the above described real property and any improvements thereon which the Grantees accept in its present condition and without warranties of any kind by Grantors except warranty of Title; and
5. The following statement required by ORS 93.040:
"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."

We hereby certify that the actual consideration for this transfer is the assumption by Grantees of a debt in the amount of \$84,000.00.

Dated this 27th day of December, 1984.

Ambrose McAuliffe
Ambrose McAuliffe

Susan McAuliffe
Susan McAuliffe

STATE OF OREGON)
)SS.
County of Klamath)

December 27, 1984

Personally appeared the above-named Ambrose McAuliffe and Susan McAuliffe, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. BEFORE ME:

(SEAL)

Send all tax statements to:

Mr. & Mrs. James D. Marlow
1410 Pacific Terrace
Klamath Falls, OR 97601

After Recording return to:

Mr. & Mrs. James D. Marlow
1410 Pacific Terrace
Klamath Falls, OR 97601

Emilie M. Moore
Notary Public for Oregon
My Commission Expires: 12/27/87

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

on the 28th day of December, A.D. 19 84
at 11:08 A.M. and duly
recorded in Volume 184 Deeds
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EVELYN BEHN, County Clerk
E. Behn Deputy

Fee 5.00