

45476

Aspen #M-28342
WARRANTY DEED (INDIVIDUAL)

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JOHN FRANCIS MANFREDI and CANDACE WAVE MANFREDI, as tenants by the entirety
 JEANNE G. LOUGH, hereinafter called grantor, convey(s) to
 of Klamath, State of Oregon, described as:

Lot 16, Block 8, Tract No. 1064, FIRST ADDITION TO GATEWOOD, 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 \$ 52,000.00 *

Dated this 16th day of January, 19 85.

WASHINGTON
 STATE OF OREGON, County of Yakima) ss.

January
 John Francis Manfredi and Candace Wave Manfredi, 19 85 personally appeared the above named
 instrument to be their voluntary act and deed.

Before me:

A. Ann We...
 Notary Public for Oregon Washington
 My commission expires: 10-1-1988

- * 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)

John Francis Manfredi
 Candace Wave Manfredi
 TO
 Jeanne G. Lough

After Recording Return to: J. Tapes!
 Jeanne G. Lough
 5443 Eastwood Drive
 City, 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

EXHIBIT "A"

1621

SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof,
 Dated : June 26, 1905
 Recorded : May 18, 1907 Book: 22 Page: 479
 In favor of : United States of America
 (No specific location of record)

2. An easement created by instrument, including the terms and provisions thereof,
 Dated : May 1, 1945
 Recorded : May 15, 1945 Book: 176 Page: 284
 In favor of : California Oregon Power Company
 For : Right of way for pole lines
 (No specific location)

3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1064, First Addition to Gatewood.

4. 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 : September 3, 1976 Book: M-76 Page: 13888

5. 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 \$46,700.00

Dated : December 8, 1978
 Recorded : December 8, 1978 Book: M-78 Page: 27703
 Trustor : John Francis Manfredi and Candace Wave Manfredi, husband and wife
 Trustee : D. L. Hoots
 Beneficiary : Security Savings and Loan Association, a corporation,
 which Grantee herein assumes and agrees to pay.

The beneficial interest in the above trust deed was assigned by instrument

Recorded : May 29, 1981 Book: M-81 Page: 9603
 To : Willamette Savings and Loan Association

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

on this 30th day of January A.D. 19 85
 at 11:10 o'clock A M, and duly
 recorded in Vol. M85 of Deeds
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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00