

46427

ATL-528343

WARRANTY DEED (INDIVIDUAL)

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ROBERT J. MULLEN

WILLIAM F. DIXON

, hereinafter called grantor, convey(s) to

of Klamath

, State of Oregon, described as:

all that real property situated in the County

The East 100 feet of Tact 21 of INDEPENDENCE TRACTS, 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 \$ 37,000.00 .*

Dated this 27th day of February 19 85

Robert J. Mullen

STATE OF OREGON, County of Klamath) ss.

On this 28th day of February

Robert J. Mullen

, 19 85 personally appeared the above named

instrument to be his voluntary act and deed.

Before me:

Carole Peters

Notary Public for Oregon

My commission expires: 7-30-88

* 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)

Robert J. Mullen

TO

William F. Dixon

After Recording Return to: & Tax Statements to:

William F. Dixon
5735 Independence

Klamath Falls, OR 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

85 MAR 1 AM 10 52

EXHIBIT "A"

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. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Independence Tracts.
4. Reservations in deed from Earl L. Thomas and Betty Thomas, husband and wife, to Betty M. Prince, et vir, dated April 1, 1947 and recorded April 1, 1947 in Volume 204 at page 227, Deed Records.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 1st day of March A.D. 19 85
at 10:52 o'clock A M, and duly
recorded in Vol. M85 of Deeds
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EVELYN BIEHN, County Clerk

By [Signature] DeputyFee 9.00