

46689

WARRANTY DEED (INDIVIDUAL)

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3544

DENNIS RAY SHANK

LEON A. BUZZARD and SUSAN E. BUZZARD, husband and wife

of Klamath, State of Oregon, described as:

all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 31, Block 35, FIFTH ADDITION TO KLAMATH RIVER ACRES, 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 \$ 19,250.00 *

Dated this 7th day of March, 19 85.

Dennis Ray Shank By Glenn Elwood Shank atty in Fact

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

ss.

On this the 7th day of March, 19 85, personally appeared Glenn Elwood Shank

who, being duly sworn (or affirmed), did say that he is the attorney in fact for Dennis Ray Shank

that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me:

Carol Atkins

(Signature)

Notary Public for Oregon

My commission expires: 7-30-88

WARRANTY DEED (INDIVIDUAL)

Dennis Ray Shank

TO

Leon A. Buzzard

Susan E. Buzzard

After Recording Return to: & Tax Statements to:

Leon A. & Susan E. Buzzard

P.O. Box 294

Keno, OR 97627

STATE OF OREGON,

County of

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.

Title

By

Deputy

EXHIBIT "A"

3545

SUBJECT TO:

1. Waiver of riparian rights and release of damages, as disclosed by an instrument recorded September 16, 1905 in Book 18 at page 371, Deed Records of Klamath County, Oregon.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Fifth Addition to Klamath River Acres.
3. County Liens of the County of Klamath
 For : road assessment
 Amount : \$1,929.19
 Improvement No. : 105
 Page : 440, which Grantee herein does not assume nor agree to pay, and Grantor holds Grantee harmless.
4. Contract, including the terms and provisions thereof,
 Vendor : Richard P. Mast
 Vendee : Dennis Ray Shank
 Dated : September 11, 1981
 Recorded : September 14, 1981
 Book : M-81
 Page : 16243,
 which Grantee herein does not assume nor agree to pay, and Grantor holds Grantee harmless.

WEL for D.R.S.

JP SEB

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

on this 11th day of March A.D. 19 85
 at 10:55 o'clock A M. and duly
 recorded in Vol. M85 of Deeds
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EVELYN BIEHN, County Clerk

By *Pam Smith* Deputy

Fee 9.00