

47561

ATC-8-28658
WARRANTY DEED (INDIVIDUAL)

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FRANK M. PEDERSEN and BARRIE G. PEDERSEN

ROBERT R. AUGUSTSON

, hereinafter called grantor, convey(s) to
of Klamath, State of Oregon, described as: all that real property situated in the County

See Attached Exhibit "A"

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 \$ 35,000.00 *

Dated this 3rd day of April, 1985.

STATE OF OREGON, County of Klamath) ss.

Frank M. Pedersen and Barrie G. Pedersen, 1985 personally appeared the above named
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Susan C. Creel
Notary Public for Oregon

My commission expires: 6-21-88

* 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)

TO

After Recording Return to:

TAX STATEMENTS TO:
Robert R. Augustson
4423 Shasta Way
Klamath Falls, Oregon
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"

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Tract 36, NEW DEAL TRACTS, in the County of Klamath, State of Oregon.
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. Reservations, including the terms and provisions thereof, from A. J. Tracy Inc., a corporation, to Prentice Miller and Olarae Miller, husband and wife, dated January 31, 1940, recorded November 21, 1945 in Deed Book 182 at page 204, as follows, excepting and reserving to the first parties, their heirs, the right at any time to construct, build and erect ditches, telephone lines, telegraph lines, and electric power lines in and upon said premises and to keep and maintain the same, said right to be for the benefit of the lands and premises adjacent to the above described land.
4. Easement, dated November 5, 1934, recorded December 28, 1934 in Book 104 at page 128, in favor of The California Oregon Power Company for electric lines et al.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 8th day of April A.D. 1985
at 11:19 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