

47870

ATC-6-28554
WARRANTY DEED (INDIVIDUAL)

Vol. M85 Page 5569

FRED SINGLETON and CAROL SINGLETON, husband and wife
VERNON W. HYER, JR. and SUSAN L. HYER, husband and wife
of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 13, Block 19, SECOND ADDITION TO KLAMATH RIVER ACRES, in the
County of Klamath, State of Oregon.

Subject to:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Second Addition to Klamath River Acres.
2. Set back provisions as delineated on the recorded plat, 20 feet from street side of all lots.
3. Subject to rules and regulations of Fire Patrol District.

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
as set forth hereinabove

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

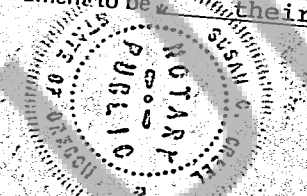
The true and actual consideration for this transfer is \$ 29,260.00

Dated this 16th day of April, 1985

Fred Singleton
Carol A. Singleton

STATE OF OREGON, County of Klamath) ss.

On this 17th day of April, 1985 personally appeared the above named
Fred Singleton and Carol Singleton, husband & wife and acknowledged the foregoing
instrument to be their voluntary act and deed.



Before me:

Susan L. Hyer
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/whole
consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to: *

TAX STATEMENTS TO:
Mr. & Mrs. Vernon W. Hyer
P.O. Box 343
Keno, Oregon 97627

Form No. 0-960
(Previous Form No. TA 16)

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record
on the 17th day of April, 1985
at 11:22 o'clock A.M. and recorded in book M85
on page 5569 Records of Deeds of said County.

Witness my hand and seal of County affixed.

EVELYN BIEHN

Klamath County Clerk

By *Edm Smith* Title
Fee: \$5.00 Deputy