48239

ATC-8-28717

WARRANTY DEED (INDIVIDUAL) Vol. W85 Page 6243

JOHN M. WAGNER and	GAIL S. WAGNER not and hereinafter called and
survivorship of <u>Klamath</u>	GAIL S. WAGNER, not as tenants in common but with full rights of
이 하는 경우하들까지 말하는 것이다.	, State of Uregon, described as:
Lot 3, Block Ninetee	en and One-Half (19%) of HOT SPRINGS AND
	en and One-Half (19½) of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH
**THE INTENT OF THIS	DEED TS TO CONTENT -
DISCLOSED BY INSTRUM	DEED IS TO CONVEY FEE TITLE AND TO ELIMINATE THE LIFE ESTATE AS ENT RECORDED MAY 22, 1984 IN BOOK M-84 AT PAGE 8492.
	THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT OF THE PROPERTY
	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.
	- 전통하게 발매하는 것이다. 그는 이 그는 그들은 말라는 것으로 보고 있다. 그는 그는 그를 가 <mark>하는 것들다 USES,</mark> 그는 그는 것 없이다. 그 사람들은 하는 그를 다른 그를 보고 있다면 그는 것이다. 그는 그를 보고 있는 것이다. 그를 보고 있다.
and covenant(s) that grantor	r is the owner of the above described property free of all encumbrances except
	SEE ATTACHED EXHIBIT "A" Iree of all encumbrances except
and will warrant and defend	the same against all persons who may lawfully claim the same, except as shown above.
The true and actual c	consideration for this transfer is \$ 32,900.00
	of state atton for this transfer is \$ 32,900.00
lated this <u>23rd_day</u>	day ofApril 10.85
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EXHIBIT "A"

SUBJECT TO:

- 1. Regulations, including levies, liens and utility assessments of the City
- 2. Conditions, restrictions as shown on the recorded plat of Hot Springs
- 3. Reservations as shown in deed from The Klamath Development Co., a corporation, to Roy Wellman, dated October 15, 1912 and recorded April 7, 1913 in Book 39 at page 72, Deed Records of Klamath County, Oregon.
- 4. Taxes for the year 1984-85 include Veterans' Exemption. If property is Conveyed to person or persons not eligible for such exemption, reassessment will be made.

STATE OF OREGON; COUNTY OF KLAMATH; SE.

Filed for record . this <u>29th</u> day of <u>April</u> A.D. 19 <u>85</u> at <u>3:33</u>0'clock^P M., and dely recorded in Vol. M85 Deeds on Page 6243 EVELYN BIEHN, County Clerk

Fee: \$9.00