

48322

ATC 28672

WARRANTY DEED (INDIVIDUAL) Vol. M85 Page 6454

DONALD L. HAWKINS

JOHN P. MAYNARD and CHERYL MAYNARD, husband and wife, hereinafter called grantor, convey(s) to
of Klamath, State of Oregon, described as: all that real property situated in the County

The North 15 feet of Lot 20 and the South 45 feet of Lot 21, TONATEE
HOMES, 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 \$ 39,900.00.

Dated this 19th day of April, 19 85.

Donald L. Hawkins
Donald L. Hawkins

STATE OF OREGON, County of Deschutes) ss.

Donald L. Hawkins April 28, 19 85 personally appeared the above named
instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me:

Donna M. Young
Notary Public for Oregon
My commission expires: 6-28-85

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:

Klamath First Federal
540 Main
Klamath Falls, OR
97601

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"

SUBJECT TO:

1. Regulations, including levies, liens, and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. 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.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Tonatee Homes.
5. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
Recorded : June 11, 1959
Book : 313
Page : 290
Paragraphs 4 and 5 of said restrictions modified by instrument recorded June 17, 1959 in Deed Volume 313 at page 355.
6. Set back provisions as delineated on the recorded plat.
7. Utility easements as delineated on the recorded plat 10 feet along back lot lines.
8. Statutory Liens for labor or materials or any rights thereto, where no notice of such liens or rights appears of record.

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

on this 1st day of May A.D. 19 85
at 3:38 o'clock P M, and duly
recorded in Vol. M85 of Deeds
Page 6454

EVELYN BIEHN, County Clerk

By Lam Smith Deputy

Fee \$9.00