

48812

ATC-6-28772
WARRANTY DEED (INDIVIDUAL)

Vol. 185 Page 7274

WILLIAM R. ADDINGTON and MARLENE T. ADDINGTON, husband and wife

FREDERICK W. HYDE and ELIZABETH H. HYDE, husband and wife

all that real property situated in the County of Klamath, State of Oregon, described as:Lot 2, Block 1, Tract 1091, LYNNWOOD, in the County of Klamath, State of Oregon.
SUBJECT TO:

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 As shown in 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 \$ 13,500.00 . *Dated this 14th day of May, 19 85.William R. Addington
Marlene T. AddingtonSTATE OF OREGON, County of Klamath) ss.May 14, 1985 personally appeared the above named William R. Addington and Marlene T. Addington and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Susan
Notary Public for OregonMy commission expires: 6-27-88

* 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:
Mr. & Mrs. Frederick W. Hyde
P.O. Box 7276
Klamath Falls, Oregon 97602

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.

By _____

Title _____
Deputy _____

85 MAY 15 PM 3 48

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Set back provisions as delineated on the recorded plat of Lynnewood 20 feet from front lot line.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Lynnewood.
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
 Recorded: July 20, 1973
 Book: M-73
 Page: 9383
 Amended: June 9, 1976
 Book: M-76
 Page: 8487
5. Easement described as the East boundary line of Sections 25 and 26 for utilities as reserved in instrument between Geary Brothers and Donald J. Kelley and Lynne T. Kelley, recorded June 22, 1972 in Book M-72 at page 6729, Deed Records. (Would appear to affect portion known as Arrowhead Drive and the Easterly boundary line of Lot 10, Lynnewood.)
6. An easement created by instrument, including the terms and provisions thereof,
 Dated: July 2, 1976
 Recorded: July 2, 1976
 Book: M-76
 Page: 10120
 In favor of: City of Klamath Falls
 For: The purpose of the construction and reconstruction and maintenance of street excavation and embankment slopes.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record
 this 15th day of May A. D. 19 85 at 3:48 o'clock P.M., and
 duly recorded in Vol. M85, of Deeds on Page 7274,
 By EVELYN BIEHN County Clerk
Van Smith

Fee: \$9.00