

49231

ATC-8-28865
WARRANTY DEED (INDIVIDUAL)

Vol. m85 Page 7899

JILL SPERA

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

Lot 1, Block 3, CASA MANANA, 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 and easements, for irrigation ditch purposes, including the terms and provisions thereof, as set forth in Deed recorded August 11, 1950, in Deed Volume 241 at page 192.
4. Conditions, restrictions as shown on the recorded plat of Casa Manana.
5. Conditions and building restrictions, including the terms and provision thereof, recorded May 10, 1963 in Book: 14 at page: 480.

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 \$ 43,750.00 .*

Dated this 29th day of May, 19 85.

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.

STATE OF OREGON, County of Klamath) ss.

On this 29th day of May

Jill Spera

instrument to be her voluntary act and deed. 19 85 personally appeared the above named and acknowledged the foregoing

Before me:

Susan C. [Signature]
Notary Public for Oregon

My 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. John Bettendorff
Rt. 2 Box 146
Tulelake, Calif. 96134

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 30th day of May, 19 85 at 10:44 o'clock A M. and recorded in book m85 on page 7899 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

Klamath County Clerk

By Pam Smith

Title

Deputy

85 MAY 30 AM 10 44