WARRANTY DEED (INDIVIDUAL) Vol. MS Page_

8048

_Deputy

GLENN M. HAMBY and STELLA HAM	MBY, husband and wife
LARRY J. NADVORNICK and KATHI	, hereinafter called grantor, convey(s) to
of Klamath , State of Ore	egon, described as: all that real property situated in the County
Lot 13, Block 5, Tract No. 10 in the County of Klamath, Sta	022, FOURTH ADDITION TO SUNSET VILLAGE, ate of Oregon.
	THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DISCRIBED IN THIS INSTRUMENT. A LIVER CHOLD CHICK WITH THE APPROPRIATE CUTY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.
and covenant(s) that grantor is the owner of Those contained in Exhibit "A	the above described property free of all encumbrances except
and will warrant and defend the same again	st all persons who may lawfully claim the same, except as shown above.
The true and actual consideration for **	r this transfer is \$ <u>55,000.00</u> .*
STATE OF OREGON, County ofK On this day of May Glenn M. Hamby and Stella Hambinstrument to be vol	Clenn M. Hamby Clenn M. Hamby Clenn M. Hamby Lamath Stella Hamby 1 ss. 19_85 personally appeared the above named and acknowledged the forces in the stellar stel
** Property remains subject or which the property remains subject or w	Notary Public for Oregon My commission expires: 3-22-89 h plus all encumbrances existing against the property to which the urchaser agrees to pay or assume. ty or value, add the following: "However, the actual consideration rty or value given or promised which is part of the/the whole
WARRANTY DEED (INDIVIDUAL)	STATE OF OREGON,
Glenn M. Hamby Stella Hamby TO Larry J. Nadvornick Kathleen R. Nadvornick Miter Recording Return to: Y Taxes Larry J. Nadvornick Kathleen R. Nadvornick Kathleen R. Nadvornick Way	County of
City, 97603	Title

Hamby to Nadvornick

SUBJECT TO:

- Regulations, including levies, liens and utility assessments of the
- Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
- 3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062.
- 4. The property lies within and is subject to the levies and assessments of the Fourth Addition to Sunset Village Lighting District.
- Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Fourth
- 6. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, : June 7, 1971 Book Page M-71

7. An easements, including the terms and provisions thereof,

: April 20, 1971 Book Page

: M-71 In favor of

: Pacific Power & Light Company For

: Electric Transmission line over Southwesterly 5

8. Set back provisions as delineated on the recorded plat, 25 feet from

9. Utility easements as delineated on the recorded plat along reat lot lines.

STATE OF OREGON; COUNTY OF KLAMATH; \$2.

Filed for record . . . this 31st day of Nav A.D. 19 85 at 3:07 o'clock P M., and duly recorded in Vol. N85 __on Page __<u>804</u>3 EVELYN BIEHN, County Clerk

Fee: \$9.00