

50332

ATC-8-28914

WARRANTY DEED (INDIVIDUAL)

Vol. 186 Page 9743

R. J. MICHELS and ALICE B. MICHELS, husband and wife

PATRICIA S. SMITH and VICTORIA A. SMITH, not as tenants in common but with full rights of survivorship  
of Klamath, State of Oregon, described as:

Lot 12, Block 4, Tract No. 1085, COUNTRY GREEN, 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 \$ 45,000.00 \*

Dated this 24th day of June, 19 85.

R. J. Michels  
Alice B. Michels

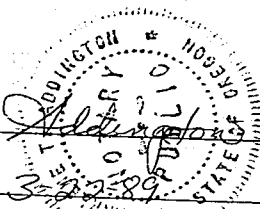
STATE OF OREGON, County of \_\_\_\_\_ ) ss.

On this 25th day of June, 19 85 personally appeared the above named  
R. J. Michels and Alice B. Michels and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Marlene T. Aldridge  
Notary Public for Oregon

My commission expires: 3-22-89



- \* 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)

R. J. Michels

Alice B. Michels

TO

Patricia S. Smith

Victoria A. Smith

After Recording Return to:

TAX STATEMENTS TO:

Patricia S. Smith  
4622 Bellin  
Klamath Falls, Oregon  
97603

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

## SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District and Enterprise Irrigation District.
3. Agreement, including the terms and provisions thereof, between Oregon Water Corporation and Henley Land Co., Inc., dated April 10, 1974, recorded May 2, 1974 in Book M-74 at page 5514, Microfilm Records.
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, including the terms thereof, recorded July 30, 1974 in Book M-74 at page 9272, and amended June 30, 1975 in Book M-75 at page 7360.
5. Restrictions, but omitting restrictions, if any, base on race, color, religion or national origin, as shown on the recorded plat of Country Green.
6. An easement created by instrument, including the terms and provisions thereof, in favor of Pacific Power and Light Company, recorded August 15, 1974 in Book M-74 at page 9954.
7. Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 481, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.
8. Subject to any assessments of the Country Green Home Owners Association.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

his 26th day of June A. D. 1985 at 10:46 o'clock A.M., andduly recorded in Vol. M85, of Deeds on Page 9743By EVELYN BIEHN, County ClerkBy Pam Smith

Fee: \$9.00