

Vol. m90 Page 19023

ON

20464

ROBERT KEITH BREAUTL and SHIRLEY ANN BREAUTL, husband and wife

Grantor.

conveys and warrants to JAMES R. DE LA ROSA

SUBJECT TO THE FOLLOWING:

Grantee, the following described real property free of encumbrances

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in and as and Klamath County, Oregon, to-wit: Lot 11, Block 2, WAGON TRAIL ACRES, NUMBER ONE, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon:

TAX #23-09-001AO-00400 KEY #127507

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from encumbrances except those shown on the reverse side if any

The true consideration for this conveyance is \$84,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 4th day of September, 1990

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS, BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

X Robert Keith Breault
ROBERT KEITH BREAUT

X Shirley Ann Breault
SHIRLEY ANN BREAUT

STATE OF OREGON, County of Deschutes

) 66

STATE OF OREGON, County of
This instrument was acknowledged before me on

September 4th 1990

by _____
 (SEAL) _____
 STATE OF _____
 _____ OF _____

Notary Public for Oregon
My commission expires 12/12/93

OF WARRANTY DEED

ROBERT KEITH BREault
JAMES B. DE LA ROSA

GRANTOR

● ● ● ● ● ● ● ● ● ●

.....

GRANTED
After recording return to:

JAMES R. DE LA ROSA
1503 CORONADO COURT
SAN JOSE, CA 95128

100

Until a change is requested, all tax statements shall be sent to the following address:

STATE OF OREGON.

22

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/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____

Record of Deeds of said county.
Witness my hand and seal of

— — — — —

~~SECRET~~

NAME _____

19030
WARRANTY DEED - STATUTORY FORM
ROBERT KEITH BREAUULT and SHIRLEY ANN BREAUULT, husband and wife
JAMES R. DE LA ROSA
SUBJECT TO THE FOLLOWING:

1. Subject to reservations and restrictions as contained in the dedicated plat of Wagon Trail Acreages No. 1, First Addition, as on file in the office of the County Clerk of Klamath County, Oregon.
2. Subject to terms and provisions of Wagon Trail Ranch Homeowners Association, subject to the terms and provisions thereof, as set forth in plat dedication.
3. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded August 30, 1972 in Volume M72, page 9766, Microfilm Records of Klamath County, Oregon.
4. A 10 foot public utilities easement along rear lot line as shown on dedicated plat.
5. 1990/91 Taxes, a lien not yet payable.
6. Mortgage, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein;
Dated: February 5, 1980
Recorded: February 7, 1980
Volume: M80, Page 2444, Microfilm Records of Klamath County, Oregon
Amount: \$5,000.00
Mortgagor: Robert Keith Breault and Shirley Ann Breault, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans Affairs
Grantees herein agree to assume and pay the Mortgage hereinabove described and hold the Grantors harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 21st day
of Sept. A.D., 19 90 at 11:20 o'clock A M., and duly recorded in Vol. M90
of Deeds on Page 19029

FEE \$33.00

Evelyn Biehn, County Clerk

By Gailene Mulendore

19030
WARRANTY DEED - STATUTORY FORM
ROBERT KEITH BREAUULT and SHIRLEY ANN BREAUULT, husband and wife
JAMES R. DE LA ROSA

19030
WARRANTY DEED - STATUTORY FORM
ROBERT KEITH BREAUULT and SHIRLEY ANN BREAUULT, husband and wife
JAMES R. DE LA ROSA