

51236

MTC 43398-KA
WARRANTY DEED (INDIVIDUAL)Vol. M98 Page 522Bob L. Mitchell and Shirley J. Mitchell, husband and wifeRonald Haskell Thomas and Karen Lee Thomas, husband and wife, hereinafter called grantor, convey(s) toof Klamath, State of Oregon, described as: all that real property situated in the County

Lot 8 Block 9 PLEASANT VIEW TRACTS, in the County of Klamath, State of Oregon,

SUBJECT TO:

- 1) Regulations, levies, liens and utility assessments of the City of Klamath Falls.
- 2) Regulations, levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.
- 3) Regulations, levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
- 4) Reservations by C. C. Lewis, et ux set forth in Deed recorded 7/14/46 in Book 190 page 461 of Deed Records, for right to build and erect ditches, telephone, telegraph and electric Power lines across premises for benefit of adjacent property

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except AS SET FORTH ABOVE

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 \$92,500.00.Dated this 7th day of January, 19 81.Bob L. Mitchell
Bob L. MitchellShirley J. Mitchell
Shirley J. MitchellSTATE OF OREGON, County of Klamath) ss.

JANUARY 7,

BOB L. MITCHELL AND SHIRLEY J. MITCHELL, 1981 personally appeared the above named instrument to be their voluntary act and deed.

Before me:

Susan C. Patte

Notary Public for Oregon

My commission expires: 11-2-82

- * 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)

Bob L. Mitchell and Shirley J. Mitchell

TO

Ronald Haskell Thomas and Karen Lee Thomas

After Recording Return to:

STATE OF OREGON,)
County of Klamath) ss.I certify that the within instrument was received for record on the 8th day of January, 1981, at 11:15 o'clock A.M. and recorded in book M98 on page 522 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. ClerkBy Kathleen Ross Title
Deputy

Fee: \$30.00