

69-1093

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JERRY AHERN and MADGE AHERN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACQUE C. BRUNSDON and PATIENCE M. BRUNSDON, husband and wife, as tenants by the entirety, hereinafter called the grantee, does hereby grant, bargain sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Tract Twenty (20) in Block Seven (7) of ALTAMONT
ACRES, Klamath County, Oregon

SUBJECT TO:

1. 1969-70 taxes are now a lien but not yet payable.
2. Acreage and use limitation under provisions of the United States Statutes and regulations issued thereunder.

Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith. (We make no certificate as to the irrigation lien as the tax is not carried on the tax roll).

3. The property under search is within the boundaries of the South Suburban Sanitary District and is subject to the regulations, liens, assessments, and laws relating thereto.
4. Reservations and recitals as shown in deed from Homer J. Sweek et ux, to Oscar Mooney recorded May 1, 1941, in Deed Book 137 at page 347 to wit: Reserving to the grantors an easement and right of way for the purpose of constructing and maintaining an irrigation ditch along the boundary line or lines of the land herein before described.
5. County Improvement Lien #76 at page 330 docketed August 1, 1968 in the amount of \$205.59 plus interest for the improvement of Bisbee Street.
6. Easements and rights of way of record and apparent thereon.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except liens, easements and rights of way of record and apparent thereon, including but not limited to street improvement assessments, and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$3,800.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration. See Contract of Sale dated July 29, 1969.

Warranty Deed
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In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 29 day of July, 1969.

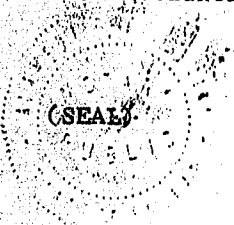
Jerry Ahern
Madge Ahern

STATE OF OREGON)
COUNTY OF KLAMATH) ss.

July 29, 1969

Personally appeared the above named Jerry Ahern and Madge Ahern, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Alameda E. Gasconini
Notary Public for Oregon
My Commission Expires: Aug 5, 1970



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Ins. Co.
this 29 day of October A. D. 19 71 at 3:24 o'clock P. M., and
duly recorded in Vol. M71, of Deeds on Page 11350
Wm. D. MILNE, County Clerk
By [Signature]
Fee \$3.00

Warranty Deed
Page -2-

RETURN TO
S. C. BRUNSDON
3420 BISBEE ST.
KLAMATH FALLS, ORE.

37

TO
estate b
their ass
all incum
except those

IN WITN
this 30th day

STATE OF OREGON
Personally ap
and acknow

From Office of
GANONG, GANONG & G
First Federal Building
Klamath Falls, Oregon