

28-7658 01-09698

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92431

Warranty Deed

This Indenture Witnesseth, That LEO J. RAUSCH and MARY RAUSCH, husband and wife,

herein called "grantors," in consideration of TWENTY-FIVE THOUSAND AND NO/100 ----- Dollars to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to

THOMAS ALAN PARKER and PEGGY ANNE PARKER, husband and wife, herein called "grantees," their heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

The South half of Lot 5, Block 6, ALTAMONT ACRES.
SUBJECT TO: (1) Regulations, levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District. (2) Reservations and restrictions as shown in Deed from F. L. Weaver, et ux, to D. L. Diess, dated February 2, 1935, recorded June 11, 1940, in Deed Book 129, Page 589, and in Deed from D. L. Diess, et ux, to Albert A. Miner, dated January 24, 1942, recorded January 26, 1942, in Deed Book 144, Page 451.
(3) 1974-75 real property taxes which are now a lien but not yet due and payable,

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.
TO HAVE AND TO HOLD said premises unto grantees, their heirs and assigns forever. Said grantors do covenant to and with said grantees, their heirs and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that they and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$25,000.00.

IN WITNESS WHEREOF, We have hereunto set our hands this

27th day of August, 1974.

Leo J. Rausch

Mary Rausch

H. F. SMITH
Attorney at Law
538 Main Street
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO:
Thomas Alan and Peggy Anne Parker
3141 Bisbee, Klamath Falls, Oregon 97601

AUG 27 3 54 PM 1974

THIS DEED WAS RECORDED IN THE CLERK'S OFFICE OF THE
COUNTY OF KLAMATH, OREGON, ON AUGUST 27, 1974.
AND WAS RECORDED IN THE CLERK'S OFFICE OF THE
COUNTY OF KLAMATH, OREGON, ON AUGUST 27, 1974.

10488

STATE OF OREGON } ss. August 27th, 1974.
County of KLAMATH }

Personally appeared the above-named LEO J. RAUSCH and MARY RAUSCH,
husband and wife,

known to me to be the identical persons described as grantors in the within Deed, and
acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Richard Owen
NOTARY PUBLIC FOR OREGON
My commission expires 5-14-78

STATE OF OREGON } ss. _____, 19____.
County of KLAMATH }

Personally appeared _____, the _____
who, being first duly sworn, did say that he _____

of _____
and that the foregoing Deed was signed in behalf of said corporation by authority of its
Board of Directors; and he acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
My commission expires _____

Warranty Deed

From

To

Recording Data:

STATE OF OREGON,
County of Klamath
Filed for record at request of
Transamerica Title Co.
on this 27th day of August A.D. 1974
at _____ 3:54 o'clock P.M. and duly
recorded in Vol. MC 74 of Deeds
Page 10487
Wm D. MILNE, County Clerk
By *Heidi D. [Signature]* Deputy
Fee \$4.00

Return to:

First Federal
540 Main
city