

28-7755

93215

WARRANTY DEED (INDIVIDUAL)

Vol. 774 Page 12471

JOHN B. STEPHENS and DOROTHY L. STEPHENS, as tenants by the entirety
 hereinafter called grantor, convey(s) to
 GEORGE A. GHELLER and HELEN B. GHELLER, husband and wife
 of Klamath, State of Oregon, described as:

The West 75 feet of Tract 47, and the West 10 feet of the East
 75 feet of the West 150 feet of Tract 47, all in PLEASANT HOME
 TRACTS, Klamath County, Oregon.

SUBJECT TO: 1. 1974-75 tax assessment, now a lien but not yet
 payable. 2. Regulations of Enterprise Irrigation District.
 3. Regulations of South Suburban Sanitary District. 4. Easements
 and restrictions dated August 20, 1943, recorded February 18,
 1947 in Volume 202 at page 347. 5. Trust deed in favor of First
 National Bank of Oregon, dated May 29, 1969, recorded June 2,
 1969 in M-69 at page 4138, which the grantees herein agree to
 assume and pay according to the terms contained therein.

SEP 23 10 45 AM 1974

Tax statements to: 1st National Bank, P.O. Box 608, Klamath Falls, Ore.

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 \$ 16,000.00 .

Dated this 20th day of September 1974.

John B. Stephens
 John B. Stephens
Dorothy L. Stephens
 Dorothy L. Stephens

STATE OF OREGON, County of Union

September 20, 1974 personally appeared the above named
 John B. Stephens and Dorothy L. Stephens and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me:

Ellen A. Kelley
 Notary Public for Oregon
 My commission expires: Aug. 23, 1975

- * 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)

STEPHENS
 TO

GHELLER

After Recording Return to:

George A. Gheller
 607 High Street
 Klamath Falls, Oregon

Form No. 9-960
 (Previous Form No. TA 16)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record
 on the 23rd day of SEPTEMBER, 1974,
 at 10:45 o'clock A.M. and recorded in book M-74
 on page 12471 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM D. MILNE

COUNTY CLERK

Title

By *Charles K. Christman* Deputy

FEE \$2.00

LAW OFFICE
 BEESLEY & ANDERSON
 121 South Fifth St.
 Klamath Falls, Or. 97603
 (503) 862-4881