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WARRANTY DEED (INDIVIDUAL) Vol. 35 Page 4924

38-8497

DONALD L. SLOAN and HAZEL I. SLOAN, husband and wife  
hereinafter called grantor, convey(s) to  
STEVEN J. TYRHOLM,

all that real property situated in the County  
of Klamath, State of Oregon, described as:

The Northerly portion of Lot 19 and the Northerly portion of the Westerly 10 feet of Lot 18, all in Block 5 of Tract No. 1003, THIRD ADDITION TO MOYINA, more particularly described as follows: Beginning at a 1/2 inch iron pin marking the North-west corner of said Lot 19; thence East 161.20 feet; thence South 36.97 feet; thence South 70°16'30" West 114.82 feet; thence North 35°03'10" West 92.49 feet to the point of beginning.

## SUBJECT TO:

1. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.
2. Regulations, including levies, liens assessments, rights of way and easements of the South Suburban Sanitary District.

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 \$ 26,000.00

Dated this 7th day of May, 19 75.

*Donald L. Sloan*  
*Hazel I. Sloan*

STATE OF OREGON, County of Klamath ) ss.

On this 7th day of May, 19 75 personally appeared the above named Donald L. Sloan and Hazel I. Sloan and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: March 21, 1977

- \* 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)

TO

After Recording Return to:

Mr. Steven J. Tyrholm  
1735 Twining, Klamath Falls, OR 97601

Until a change is requested, all tax statements  
shall be sent to the address above.

Dept. of Veterans Affairs  
1285 Ferry S.E., Salem, Oregon 97306

Form No. 0-960  
(Previous Form No. TA 16)

STATE OF OREGON, )

County of KLAMATH ) ss.

I certify that the within instrument was received for record  
on the 7th day of May, 19 75  
at 3:45 o'clock P.M. and recorded in book M 75  
on page 4924 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By

*Hazel I. Sloan* Deputy

FEE \$2.00

The mortgagor covenants  
from encumbrance, that the  
covenant shall not be extin-