

2496

38-9234
WARRANTY DEED (INDIVIDUAL)

75 7674

RONNIE C. ALLEN and MARCIA L. ALLEN, as tenants by the entirety,
hereinafter called grantor, convey(s) to
RONALD L. ROSE and MARY ANN ROSE, husband and wife,
all that real property situated in the County
of KLAMATH, State of Oregon, described as:

The South 45 feet of Lot 5 and the North 15 feet of Lot 6,
TONATEE HOMES, Klamath County, Oregon.

SUBJECT TO:

1. Regulations of Klamath Irrigation District.
2. Regulations of South Suburban Sanitary District.
3. Conditions and restrictions as shown the recorded plat of Tonatee Homes.
4. Conditions and restrictions imposed by instrument recorded June 11, 1959 in Book 313 at page 290.
5. Trust deed in favor of First Federal Savings and Loan Assoc., dated March 19, 1974, recorded March 26, 1974 in Book M-74 at page 3797, which the grantees herein agree to assume and pay according to the terms contained therein.

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 \$ 23,500.00.

Dated this 27th day of June, 1975.

Ronnie C. Allen
Ronnie C. Allen

Marcia L. Allen
Marcia L. Allen

STATE OF OREGON, County of Klamath ss.

June 27th, 1975 personally appeared the above named
grantors and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Judy B. Pubols
Notary Public for Oregon
My commission expires: August 12, 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)

ALLEN
TO

ROSE

After Recording Return to:
Ronald L. Rose
P. O. Box 525
Klamath Falls, Oregon
Tax statements to:
First Federal Savings
540 Main Street
Klamath Falls, Oregon

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

STATE OF OREGON,)
County of KLAMATH) ss.

I certify that the within instrument was received for record
on the 8th day of JULY, 1975
at 10:45 o'clock A.M. and recorded in book M 75
on page 7674 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By Harold Drazil Deputy

Fee \$ 2.60

RECEIVED JUL 8 1975

10:45 AM