

2517

WARRANTY DEED (INDIVIDUAL)

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STEVEN GARY REEVES and LA VONNE MARIE REEVES, husband and wife
hereinafter called grantor, convey(s) to
GEORGE L. FAUST, JR.

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

The South 69.2 feet of the West 131 feet of Lot 40 FAIR ACRES SUBDIVISION
NO. 1, EXCEPTING THEREFROM the West 5 feet for County Road as set out in
instrument recorded in Volume 349 at page 474, Klamath County, Oregon.

SUBJECT TO:

1. Regulations, including levies, liens, assessments, rights of way and easement of the South Suburban Sanitary District.
2. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.
3. Trust Deed, including the terms and provisions thereof, recorded March 29, 1971 in Book M-71 at page 2554, Klamath County Records, in favor of United States National Bank of Oregon, which Grantee herein assumes and agrees to pay.

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 \$ 12,000.00.

Dated this 7th day of July, 19 75.

Steven Gary Reeves
LaVonne Marie Reeves

STATE OF OREGON, County of Klamath) ss.

On this 7th day of July, 19 75 personally appeared the above named
Steven Gary Reeves and LaVonne Marie Reeves and acknowledged the foregoing
instrument to be their voluntary act and deed.

Marlene T. Addington
Notary Public for Oregon
My commission expires 3-21-77

Before me:

Marlene T. Addington
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)

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TO

After Recording Return to:
Mr. George L. Faust, Jr.
1611 Kane St., City 97601
Until a change is requested, all tax statements
shall be sent to the following address:

U.S. Nat'l. Bank
P.O. Box 3347, Portland, OR 97208

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

STATE OF OREGON,)

) ss.

County of KLAMATH

I certify that the within instrument was received for record
on the 8th day of JULY, 19 75
at 3:40 o'clock P. M. and recorded in book M 75
on page 7705 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By *Kazif Onagie* Deputy

FEE \$ 2.00