

4514

WARRANTY DEED (INDIVIDUAL)

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JOSEPH J. LESTER and MERCEDESE D. LESTER, husband and wife

hereinafter called grantor, convey(s) to

GERALD O. HERMAN,

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

Lot 11 in Block 7 of Tract No. 1035, known as GATEWOOD,

SUBJECT TO:

1. Taxes for the fiscal year 1975-'76, a lien not yet payable.
2. Set back provisions as delineated on the recorded plat, 25 feet from front lot line on all lots and 20 feet along side street lines.
3. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.
4. Trust Deed, including the terms and provisions thereof, in favor of Equitable Savings and Loan Association, recorded August 23, 1974, in Book M-74 at page 10264, Klamath County, Records, 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 \$ 34,600.00

Dated this 3rd day of September, 19 75

Joseph J. Lester

Mercedes D. Lester

STATE OF OREGON, County of Klamath ss.

On this 3rd day of September, 19 75 personally appeared the above named Joseph J. Lester and Mercedes D. Lester 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)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:
Mr. Gerald O. Herman
4716 Driftwood, Klamath Falls, OR 97601
Until a change is requested, all tax statements
shall be sent to the following address:
Equitable Savings & Loan Assn
411 SW 6th Street, Portland, OR

Form No. 0-966
(Previous Form No. TA 16)

STATE OF OREGON,

ss.

County of KLAMATH

I certify that the within instrument was received for record
on the 4th day of SEPTEMBER, 19 75
at 3:50 o'clock P M, and recorded in book M 75
on page 10433 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By *Joseph J. Lester*

Deputy

FEE \$ 3.00

After Rec
Mr. & M
USP & M
and a ch
shall be
Amfac M
P.O. Box 12
Portland
Form No. 0-966
(Previous Form No. TA 16)