

WARRANTY DEED (INDIVIDUAL)

38-10529

JOEL DE AVILLA

JAMES O'CONNELL and ANASTASIA O'CONNELL, husband and wife

of Klamath, State of Oregon, described as:

Lot 1 in Block 54, LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS.

Subject to: Mortgage, includint the terms and provisions thereof, in the amount of \$26,000.00, dated January 28, 1976, recorded January 29, 1976 in Book M-76 page 1365, Joel DeAvilla and Victoria DeAvilla, husband and wife, mortgago and First Federal Savings and Loan Association of Klamath Falls, a Federal Corporation, Mortgagee, which Grantee hereby assumes and agrees to pay.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record 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 \$ 35,000.00

Dated this 9th day of April, 1976.

Joel DeAvilla

STATE OF OREGON, County of Klamath) ss.

On this 9th day of April, 1976 personally appeared the above named Joel DeAvilla and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: February 7, 1980

- * 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)

DE AVILLA

TO

O'CONNELL

After Recording Return to: *Joel DeAvilla*

*79 Washington
City*

STATE OF OREGON,

) ss.

County of Klamath

I certify that the within instrument was received for record on the 12th day of APRIL, 1976 at 12:20 o'clock PM. and recorded in book M 76 on page 5110 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By *Hazel Drizin*

Deputy

FEE \$ 3.00