

17033

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- WARRANTY DEED -

A-27123

MARSHALL M. AGER and MARILEE K. AGER, husband and wife, Grantors, convey to DAN JOHNSTON and CARMEN JOHNSTON, husband and wife, Grantees, all that real property situate in the County of Klamath, State of Oregon, described as:

Lot 10 in Block 4, THIRD ADDITION TO VALLEY VIEW, according to the official plat thereof on file in Klamath County, Oregon,

SUBJECT TO: Taxes for fiscal year commencing July 1, 1976, which are now a lien but are not yet payable; reservations and restrictions and easements and rights of way of record or apparent on the land; contract and/or lien for irrigation and/or drainage; rules, regulations and assessments of South Suburban Sanitary District; Declaration of Conditions and Restrictions for Third Addition to Valley View recorded September 28, 1973, in Vol. M72, page 11040, Microfilm Records of Klamath County, Oregon, and to Mortgage, including the terms and provisions thereof given by Charles T. Clardy to the State of Oregon, represented and acting by the Director of Veterans' Affairs, recorded January 28, 1974 in M74, page 943, records of Klamath County, Oregon, which Mortgage grantees expressly assume and agree to pay and perform according to the terms thereof,

and covenant that grantors are the owners of the above-described property, free of all encumbrances, except as above set forth, and will warrant and defend the same against all persons who may lawfully claim the same, except as above set forth.

The true and actual consideration for this transfer is \$33,900.00.

Dated this 28th day of July, 1976.

Marshall M. Ager
Marilee K. Ager

STATE of OREGON

County of Klamath

SS July 29, 1976

Personally appeared the above-named MARSHALL M. AGER and MARILEE K. AGER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

After recording return to:
Dan Johnston
9140 Caroline, K. Falls.

Sherrill Egan
Notary Public for Oregon
My Commission expires 8-28-79

Until a change is requested, all tax statements shall be mailed to the following

Dept of Mt Salem

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 2nd day of August A.D., 19 76 at 11:12 o'clock AM, and duly recorded in Vol. M76 of Deeds on Page 11755.

FEE \$2.00Fee \$3.00

WM. D. MILNE, County Clerk

By *Agnes Shazle* Deputy

JUL 29 AM 11 12