

01-10380

A-27293

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## - WARRANTY DEED -

JAMES D. RECTOR, JR. and CAROL S. RECTOR, husband and wife, Grantors, convey to RICHARD A. CHRISTENSEN and MARTHA F. CHRISTENSEN, husband and wife, Grantees, all that real property situate in the County of Klamath, State of Oregon, described as:

The North 40 feet of Lots 454 and 455 in Block 126 of MILLS ADDITION to the City of Klamath Falls, 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, and to easements and rights of way of record or apparent on the land; assessments and charges of City of Klamath Falls for sewer service.

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 \$24,000.00.

Dated this 9th day of September, 1976.

STATE OF OREGON

County of Klamath

SS

September 9, 1976

Personally appeared the above-named JAMES D. RECTOR, JR. and CAROL S. RECTOR, husband and wife, and acknowledged the foregoing instrument to be their voluntary act.

Before me:



*Rich Owens*  
Notary Public for Oregon

My Commission expires: 5-14-80

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

*1st Federal*

*540 Main, R.F.O.*

STATE OF OREGON; COUNTY OF KLAMATH, ss.

Filed for record at request of Klamath County Title Co.

this 15th day of September A.D. 1976 at 11:41 A

duly recorded in Vol. M76, of Deeds 14470

Wm D. MILNE, County Cl.

*By Carolyn DeCure*

fee \$3.00

WILLIAM P. BRANDSNESS  
ATTORNEY AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601