

38-11405

19413

WARRANTY DEED (INDIVIDUAL) Vol. M76 Page 15009

DONALD D. PHELPS and VIOLA PHELPS, husband and wife

hereinafter called grantor, convey(s) to
 WAYNE A. WILCOX, JERRY A. HALVORSEN, and WILLIAM ROSSWORN, as tenants
 in common all that real property situated in the County
 of Klamath, State of Oregon, described as:

Lot 2 in Block 17 of NORTH KLAMATH FALLS TO THE CITY OF KLAMATH FALLS

SUBJECT TO: An easement created by instrument, including the terms and
 provisions thereof; Dated: April 8, 1930; Recorded: June 12, 1930 at
 Book: 91, Page: 359, in favor of: City of Klamath Falls; For: The
 installation and maintenance of a sewer.

76 SEP 24 AM 10 34

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
 as set out 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 \$ 3,500.00.Dated this 23 day of September, 1976.

Donald D. Phelps
 Donald D. Phelps

Viola Phelps
 Viola Phelps

STATE OF OREGON, County of Klamath) ss.

On this 23 day of September, 1976 personally appeared the above named
Donald D. Phelps and Viola Phelps and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me:

Kathy R. Mallams

Notary Public for Oregon

My commission expires: 6-13-80

* 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)

PHELPS

TO

WILCOX, HALVORSEN, ROSSWORN

After Recording Return to:
 Wayne A. Wilcox
 3949 S. 6th St.
 Klamath Falls, OR 97601
 and send tax statements to
 Buyers at above address

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record
 on the 24th day of September, 1976
 at 10:34 o'clock A.M. and recorded in book M76
 on page 15009 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Kathy R. Mallams Deputy

Fee \$3.00