

NANCY ANN DE WITT, who acquired title as Nancy Ann Borgman

hereinafter called grantor, convey(s) to

RONNIE D. LARSON and LORENA P. LARSON, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

Lot 9 of VILLA SAINT CLAIR,

SUBJECT TO: 1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

3. Reservations, including the terms and provisions thereof, as set forth in Warranty Deed recorded January 30, 1945 in Deed Volume 173 at page 55, for right of way for water, electricity, telephone, etc., over the herein described property if needed.

4. Reserving unto the grantor, her heirs or assigns, an easement along the east 10' of Lot 9 for ingress and egress to Lot 16, VILLA SAINT CLAIR.

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 \$ 35,000.00

Dated this 21 day of January, 19 77.

Nancy Ann DeWitt  
Nancy Ann DeWitt

STATE OF OREGON, County of Klamath ss.

On this 21 day of January, 19 77 personally appeared the above named Nancy Ann DeWitt and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Susan L. Stockwell

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)

Nancy Ann DeWitt

TO

Ronnie D. Larson

Lorena P. Larson

After Recording Return to:

Mr. & Mrs. Ronnie D. Larson

P. O. Box 1581

Klamath Falls, Or

until further notice, send tax statements to:

Dept. of Veterans' Affairs

1225 Ferry St SE

Salem, Or 97310

Form No. 0-960  
(Previous Form No. TA 15)

Loan No. M-60004

STATE OF OREGON, ) ss.

County of KLAMATH

I certify that the within instrument was received for record on the 21st day of JANUARY, 19 77 at 4:22 o'clock P M. and recorded in book M 77 on page 1222 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By Hazel Magie Deputy

FEE \$ 3.00