

32615

WARRANTY DEED (INDIVIDUAL) Vol. M77 Page 12642

SHARON R. WILSON and PHYLLIS J. BIRCHARD

JOHN D. HOUSTON and MERLE HOUSTON, husband and wife

of Klamath, State of Oregon, described as:

Government Lot 38, Section 20; Government Lot 1, Section 29, Township 35 South, Range 7 East of the Willamette Meridian

SUBJECT TO: 1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Modoc Irrigation District. 2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways. 3. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a mobile home, and any interest or liens disclosed thereby. 4. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those stated 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 \$ 61,800.00

Dated this 27th day of June, 1977

Sharon R. Wilson
Phyllis J. Birchard

STATE OF OREGON, County of WASHINGTON) ss.

On this 27th day of June, 1977 personally appeared the above named Sharon R. Wilson and Phyllis J. Birchard and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Whisley J. Scott
Notary Public for Oregon

My commission expires: 6-30-78

* 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)

WILSON
BIRCHARD
TO
HOUSTON

STATE OF OREGON.)
County of Klamath) ss.

I certify that the within instrument was received for record on the 18th day of JULY, 1977 at 11:40 o'clock A.M. and recorded in book M77 on page 12642 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK Title

By Pat McCullough Deputy

FFE \$ 3.00

After Recording Return to: Transamerica
Taxes to: Mr. John D. Houston
P.O. Box 715
Chiloquin, OR 97624