

33515

WARRANTY DEED (INDIVIDUAL)

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HAROLD J. DANIELS and PHYLLIS L. DANIELS, husband and wife

JAMES S. PRATER and MARY LOU PRATER, husband and wife

all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 21 and the Easterly 2 feet of Lot 20, SUNRISE PARK, EXCEPTING the South 80 feet thereof, Klamath County, Oregon.

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. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Sunrise Park.
4. The 1977-78 Real Estate Taxes are a lien but not yet due or payable.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as shown 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 \$ 44,000.00.Dated this 3rd day of August, 19 77.Harold J. DanielsPhyllis L. DanielsSTATE OF OREGON, County of Klamath) ss.

On this 3rd day of August, 19 77 personally appeared the above named Harold J. Daniels and Phyllis L. Daniels and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Matthew Hooks

Notary Public for Oregon

My commission expires: 7-21-81

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)

DANIELS

TO

PRATER

After Recording Return to:

Mr. and Mrs. Prater
4258 Bristol
Klamath Falls, OR 97601

Taxes also

STATE OF OREGON,)
) ss.
County of KLAMATH)

I certify that the within instrument was received for record on the 4th day of AUGUST, 19 77 at 9:48 o'clock A.M. and recorded in book M77 on page 13997 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By Glenn I. Brazil Deputy

FEE \$ 3.00