

TIA 38-12991 -M

34671

WARRANTY DEED (INDIVIDUAL) Vol. 77 Page 15657

LEE M. CANTWELL and GLORIA L. CANTWELL, husband and wife

CAROL D. SLATER

hereinafter called grantor, convey(s) to

of 9 Klamath

State of Oregon, described as:

all that real property situated in the County

Lot 1 in Block 1 of SUNSET VILLAGE, Klamath County, Oregon

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise 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 Sunset Village.

4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded May 29, 1967 in Vol M-67 at Page 4004, & Modified January 10, 1968 in Vol. M-68 at Page 205 & 210.

---continued on reverse page---

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

as shown above and on reverse page

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 \$ 49,000.00.

Dated this 24th day of August, 19 77.

Lee M. Cantwell
Lee M. Cantwell

Gloria L. Cantwell
Gloria L. Cantwell

STATE OF OREGON, County of Klamath

) ss.

On this 24th day of August

Lee M. Cantwell and Gloria L. Cantwell, 19 77 personally appeared the above named

instrument to be their voluntary act and deed.

Before me:

Matthew L. Loh

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)

CANTWELL
TO
SLATER

After Recording Return to:

TIA

Taxes to 1st Federal
Main
Klamath Falls, OR

STATE OF OREGON,

) ss.

County of

I certify that the within instrument was received for record
on the _____ day of _____, 19____,
at _____ o'clock _____ M. and recorded in book _____
on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____

Title

Deputy

Continued---

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5. This property lies within and is subject to the levies and assessments of the Sunset Village Lighting District. 1977 charges paid.

6. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$32,800.00, dated June 27, 1974 and recorded June 27, 1974 in Vol. M-74 at Page 7944, Trustor being Lee M. Cantwell and Gloria L. Cantwell, husband and wife, Trustee being William Ganong, Jr., and Beneficiary being First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, WHICH THE GRANTEEES HEREIN AGREE TO ASSUME AND PAY.

7. Taxes for the year 1977-78 are now a lien but not yet payable.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 25th day of AUGUST A. D. 1977 at 8:34 o'clock A.M. and

duly recorded in Vol. M77, of DEEDS on Page 15657

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Brazil