

MARTIN E. ADAMS and ELIZABETH M. ADAMS, husband and wife

GAROLD V. FERGUSON, JR. and PAMELA K. FERGUSON, husband and wife

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

Lot 2 in Block 12 of Tract No. 1079, SIXTH ADDITION TO SUNSET VILLAGE, Klamath County, Oregon.

SUBJECT TO: 1. Taxes for the year 1977-78 are now a lien, but not yet payable. 2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District. 3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District. 4. Restrictions, set back provisions and utility easements, as delineated on the recorded plat, but omitting restrictions, if any, based on race, color, religion or national origin.

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 \$ 58,500.00.

Dated this 24 day of AUGUST, 1977.

Martin E. Adams
Martin E. Adams
Elizabeth M. Adams
Elizabeth M. Adams

STATE OF OREGON, County of Klamath

On this, the 24 day of AUGUST, 1977, personally appeared the above named Martin E. Adams and Elizabeth M. Adams and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Linda G. Chandler
LINDA G. CHANDLER
Notary Public for Oregon
My commission expires 5-12-81

Notary Public for Oregon

My commission expires:

- * 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)

ADAMS

TO

FERGUSON

After Recording Return to:

Mr. and Mrs. Garold Ferguson, JR.,
3957 Rio Vista Way
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO:

Same

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 26th day of AUGUST, 1977 at 11:23 o'clock AM and recorded in book 1577 on page 15798 Records of Deeds of said County.

Witness my hand and seal of County affixed.

M. D. MILNE

COUNTY CLERK

By *Harold D. Milne*

Title

Deputy

FEE \$ 3.00