

34993

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-WARRANTY DEED-

38-13083
DONALD RAY CLAUNCH and BETTY JEAN CLAUNCH, husband and wife, Grantors, warrant and convey to DANIEL LEE EDDY, Grantee, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

The Northerly 220 feet of the Southerly 440 feet of Lot 1 in Block 1 PINE GROVE PONDEROSA, Klamath County, Oregon

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; 1977-78 taxes are now a lien but not yet payable; 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 Sixty Five Thousand and No/100ths (\$65,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: Daniel Lee Eddy, 3734 Evergreen Drive, Klamath Falls, Oregon 97601.

DATED this 30th day of August, 1977.

STATE OF OREGON)
County of Klamath) ss. August 30, 1977.

Personally appeared the above-named DONALD RAY CLAUNCH and BETTY JEAN CLAUNCH, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

[Signature]
Notary Public for Oregon

My Commission expires: 2-28-1981

After recording return to:
Klamath Falls Real Estate Finance
Center
P. O. Box 1060
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 31st day of AUGUST A. D. 1977 at 11:01 o'clock AM. and

duly recorded in Vol. M77, of DEEDS on Page 16094

FEE \$ 3.00

Wm. D. MILNE, County Clerk

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601