

36868

WARRANTY

DEED

KENNETH RAY BLACK and MARCIA JOANNE BLACK, husband and wife, Grantors convey and warrant to DARLENE G. SCHMITT, Grantee, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

The West 39 feet of Lot 9 and the East 21 feet of Lot 10, DEBIRK HOMES, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Taxes for the year 1977-78 are now a lien, but not yet payable;
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District;
4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District;
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Debirk Homes;
6. 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 July 15, 1958, in Book 301, Page 56, Modified on February 26, 1960, in Book 319, page 246.

The true and actual consideration paid for this conveyance is \$28,000.00.

WITNESS Grantors' hands this 4th day of ~~September~~ ^{OCTOBER}, 1977.

Kenneth Ray Black

Marcia Joanne Black

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared KENNETH RAY BLACK and MARCIA JOANNE BLACK, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

AFTER RECORDING RETURN TO:

Kla. State Sed.
540 Main

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Unless a change is requested all tax statements shall be sent to:

Darlene Schmitt
3870 Barry Ave

I hereby certify that the within instrument was received and filed for record on the 5th day of October, A.D., 19 77 at 3:33 o'clock P.M., and duly recorded in Vol. M77 of Deeds on Page 18993.

FEE \$3.00

WM. D. MILNE, County Clerk

By Bernhardt L. Letch Deputy