

TA-38-13403-1-5

36997

WARRANTY DEED (INDIVIDUAL)

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BRAD S. DONAHUE, An Estate in Fee Simple

WILLIAM C. RANSOM and JAMES H. PATTON, hereinafter called grantor, convey(s) to

of KLAMATH, State of Oregon, described as:

Lot 3 in Block 12 of SECOND ADDITION TO CYPRESS VILLA, Klamath County, Oregon.

SUBJECT TO:

- 1) Taxes for the year 1977-78, a lien, but not yet due or payable.
- 2) Restrictions as shown on the recorded plat of Second Addition to Cypress Villa.
- 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) Trust Deed executed by ROBERT W. NIDEVER and ARLEENE E. NIDEVER, Husband and Wife in favor of FIRST FEDERAL SAVINGS & LOAN ASSOCIATION, in the original amount of \$24,200.00, and recorded November 14, 1972, WHICH GRANTEES HEREIN AGREE TO ASSUME AND PAY.

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

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 \$ 34,470.39.

Dated this 7th day of October, 19 77.

Brad S. Donahue
BRAD S. DONAHUE

STATE OF OREGON, County of KLAMATH) ss.

October 7, 19 77 personally appeared the above named BRAD S. DONAHUE and acknowledged the foregoing instrument to be HIS voluntary act and deed.

Before me:

Kathy R. Mallams
Notary Public for Oregon
My commission expires: 6-13-80

* 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)

DONAHUE

TO

RANSOM & PATTON

After Recording Return to: 4 Taxes

Jim Patton
1720 Worden
Klamath Falls, Or 97601

STATE OF OREGON,)
County of KLAMATH) ss.

I certify that the within instrument was received for record on the 7th day of OCTOBER, 1977, at 3:49 o'clock P.M. and recorded in book M77 on page 19196 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By Bernetha S. Setack Deputy

FEE \$ 3.00