

38559

WARRANTY DEED (INDIVIDUAL) Vol. 77 Page 21380

38-13420-D

STEVE C. JOSSE and MARY A. JOSSE, husband and wife

BRIAN O'MAICIN

, hereinafter called grantor, convey(s) to

of Klamath

State of Oregon, described as:

all that real property situated in the County

Beginning at a point on the South line of Home Avenue 150 feet East from the Southeast corner of its intersection with Division Street; thence South at right angles to Home Avenue to the North line of the alley running through Block 123; thence East along the North line of said alley 50 feet; thence North at right angles to the North line of said alley to the South line of Home Avenue; thence West along the South line of Home Avenue 50 feet to the point of beginning, being a plat of ground 50 feet by 120 feet, containing one City lot more or less, and being a part of Lot 355 in Block 123, MILLS ADDITION TO THE CITY OF KLAMATH FALLS.

**SUBJECT TO; (1) Mortgage, including the terms and provisions thereof, dated March 26, 1973; recorded March 27, 1973 in Book M-73 at page 3499; Mortgagor: James H. Wilson and Anita M. Wilson, husband and wife; Mortgagee: Pacific West Mortgage Company, an Oregon Corporation, which mortgage was assigned by instrument recorded April 10, 1973 in Book M-73 at page 4169 to: Frank Novak and Dorothy Novak; WHICH THE GRANTEES HEREIN AGREE TO ASSUME AND PAY. (2) Easement as contained in instrument recorded April 19, 1926 in Book 69 at page 466, in favor of: California Oregon Power Company.

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 \$ 16,400.00

Dated this 4th day of November, 19 77.

Steve C. Josse
Steve C. Josse

Mary A. Josse
Mary A. Josse

STATE OF OREGON, County of Klamath

) ss.

On this, the 4 day of November

Steve C. Josse and Mary A. Josse, 19 77 personally appeared the above named instrument to be their voluntary act and deed, and acknowledged the foregoing

Before me:

Donna K. Rick
DONNA K. RICK
NOTARY PUBLIC-OREGON

Notary Public for Oregon Expires 1/1/79

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)

JOSSE

TO

O'MAICIN

After Recording Return to:
Transamerica Title - Donna
TAXES TO: Brian O'Maicin
P.O. Box 1364
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of KLAMATH

) ss.

I certify that the within instrument was received for record on the 4th day of NOVEMBER, 19 77, at 11:18 o'clock A.M. and recorded in book M77 on page 21380 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By Bernice A. Letcher Deputy

FEE \$ 3.00