

7/A 38-13527-M

39116

WARRANTY DEED Vol. 77 Page 22321

CONSTANCE LORAYNE DURYEE, formerly CONSTANCE LORAYNE PODAWILTZ, hereinafter called grantor, conveys to STEVEN D. PHELPS and JUDI L. PHELPS, husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as:

Lot 11 in Block 6 of STEWART addition to the City of Klamath Falls according to the official plat thereof on file in the office of the County Clerk, 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; 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 Five Thousand Seven Hundred and No/100ths (\$5,700.00) DOLLARS.

The foregoing recital of consideration is true as I verily believe.

DATED this 4 day of August, 1972.

STATE OF OREGON }
County of Klamath } ss.
Aug 4, 1972.

Personally appeared the above named CONSTANCE LORAYNE DURYEE, formerly CONSTANCE LORAYNE PODAWILTZ, and acknowledged the foregoing instrument to be her voluntary act. Before me:

Notary Public for Oregon
My Commission expires: 10-25-74

STATE OF OREGON; COUNTY OF KLAMATH; ss.

For record at request of TRANSAMERICA TITLE INS. CO.
this 16th day of NOVEMBER A.D. 1977 at 2:32 o'clock P.M. and

duly recorded in Vol. M77 of DEEDS on Page 22321

FEE \$ 3.00

Wm D. MILNE, County Clerk

WM. P. BRANDSNESS
ATTORNEY AT LAW
KLAMATH FALLS, OREGON 97601

7/A 38-13527-M

39117

WARRANTY DEED Vol. 77 Page 22322

STEVEN D. PHELPS and JUDI L. PHELPS, husband and wife, Grantors convey to WILLIAM S. BAGGS and BETTY BAGGS, husband and wife, Grantees, all that real property situate in the County of Klamath, State of Oregon, described as:

Lots 11 in Block 6 of STEWART addition to the City of Klamath Falls according to the official plat thereof on file in the office of the County Clerk, 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; and will warrant and defend the same against all person who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is One Thousand Nine Hundred and 00/100ths (\$1,900.00) DOLLARS.

Until a change is requested, all tax statements are to be sent to the following address:

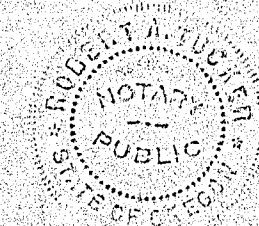
DATED this 1 day of May, 1975.

Return To

STATE OF OREGON }
County of Klamath } ss.

Personally appeared the above named Steven D. Phelps and Judi L. Phelps, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Notary Public for Oregon
My Commission expires: 10-13-75



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.
this 16th day of NOVEMBER A.D. 1977 at 2:32 o'clock P.M. and

duly recorded in Vol. M77 of DEEDS on Page 23222

FEE \$ 3.00

Wm D. MILNE, County Clerk

By Hazel Craig

38-13522

39118

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

Vol. 77 Page 22323

This Indenture Witnesseth, THAT PHILIP GORDON PELTON and HELEN E. PELTON,

husband and wife, hereinafter known as grantors, for the consideration hereinafter recited have bargained and sold and by these presents do grant, bargain, sell and convey unto ROBERT L. DUCAT and JEAN L. DUCAT, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

The S½ of Lot 12, Block 6, THIRD ADDITION TO ALAMONT ACRES.

Subject to: 1968-1969 real property taxes which are now a lien but are not yet payable; Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Contract and/or lien for irrigation and/or drainage; Easements and rights of way of record and those apparent on the land, if any; Rules, regulations, liens and assessments of South Suburban Sanitary District; Restrictions, including the terms and provisions thereof, as set forth in an instrument recorded January 11, 1945, in Deed Volume 172 at page 137, Records of Klamath County, Oregon; County Road Assessment entered January 5, 1966 under Improvement Unit #40 at page 196, which said Assessments grantees assume and agree to pay.

The true and actual consideration for this transfer is \$ 8,335.00

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, They have hereunto set their hand and seal this 26th day of August, 1968.

(SEAL) Philip G. Pelton (SEAL)
(SEAL) Helen E. Pelton (SEAL)

STATE OF OREGON, County of Jackson ss. August 26, 1968

Personally appeared the above named Philip Gordon Pelton and Helen E. Pelton, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires Oct. 11, 1971

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

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 16th day of NOVEMBER 19, 77, at 2:32 o'clock P.M., and recorded in book M77 on page 22323. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk-Recorder.

By Hazel Craig Deputy

FEE \$ 3.00