

39216

WARRANTY DEED (INDIVIDUAL)

Vol. <sup>m</sup> 77 Page 22456

WILLIAM ROBERT LA VERNE, JR. and MARY E. LA VERNE, Husband and Wife

CLINTON C. STEPHENS, JR. and MARTHA M. STEPHENS, Husband and Wife

of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 2 in Block 7 Second Addition To Winema Gardens, Klamath County, Oregon.  
 SUBJECT TO: 1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

2. Reservations in deed from Anna E. Simmers, widow of A. J. Simmers, to Herman L. Lofdahl and W. E. Lofdahl, dated September 2, 1949, recorded September 28, 1949 in Book 234 at page 248, Deed Records.

3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Second Addition to Winema Gardens.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as shown 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 \$42,900.00.

Dated this 17th day of November, 1977.

William Robert La Verne, Jr.  
 WILLIAM ROBERT LA VERNE, JR.

Mary E. La Verne  
 MARY E. LA VERNE

STATE OF OREGON, County of KLAMATH

) ss.

On this 17th day of November, 1977, personally appeared the above named William Robert La Verne, Jr. and Mary E. La Verne and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Martha M. Stephens  
 Notary Public for Oregon

My commission expires: 7-21-81

- \* 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)

LA VERNE

TO

STEPHENS

After Recording Return to:

Mr. & Mrs. Stephens  
 P.O. Box 1215  
 Klamath Falls, OR

Form No. 0-960  
 (Previous Form No. TA 16)

Take to Dept. of Vel.  
 1225 Ferry St.  
 Salem, OR 97301

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 17th day of November, 1977, at 3:31 o'clock P.M. and recorded in book M77 on page 22456 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By Hazel Wenzel Deputy

Fee \$3.00