

T/A 38-13817-M

40626

WARRANTY DEED (INDIVIDUAL) Vol. 17 Page 24489

STANLEY R. DUELL AND LOIS G. DUELL, HUSBAND AND WIFE

ROLLAND A. FREDERICK AND BEVERLY D. FREDERICK, hereinafter called grantor, convey(s) to HUSBAND AND WIFE

of Klamath, State of Oregon, described as:

PARCEL 1

The East 63 feet of the West 100 feet of the South 128 feet of Lot 15 of GARDEN TRACTS.

PARCEL 2

The West 100 feet of the South 128 feet of Lot 15 of GARDEN TRACTS, EXCEPTING THEREFROM the East 63 feet.

SUBJECT TO: 1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

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 \$ 42,000.00.

Dated this 19th day of December, 19 77.

Stanley R. Duell
STANLEY R. DUELL

Lois G. Duell
LOIS G. DUELL

STATE OF OREGON, County of Klamath) ss.

On this 19th day of December, 19 77 personally appeared the above named Stanley R. Duell and Lois G. Duell and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Martha A. Litch
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)

DUELL

TO

FREDERICK

After Recording Return to:

Mr. & Mrs. Frederick
4243 Shasta Way
Klamath Falls, OR

Trans. to: Dept. of Vts
1225 Hwy. 101 SE
Shelton, OR

Form No. 0-950
(Previous Form No. TA 16)

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 20th day of December, 19 77, at 11:10 o'clock A M. and recorded in book 177 on page 24489 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Berntha A. Litch Deputy

Fee \$3.00