

41381

WARRANTY DEED (INDIVIDUAL)

Vol. 78 Page 394

WILLIAM L. WATSON

WILLIAM V. CLEMENT AND PATRICIA T. CLEMENT, HUSBAND AND WIFE

hereinafter called grantor, convey(s) to

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

Lot 18 in Block 10 of Eldorado Addition in the City of Klamath Falls, Klamath County, Oregon.

SUBJECT TO: 1. The restrictions and conditions, including the terms and provisions thereof, contained in the dedication of said addition which said dedication was dated August 9, 1948, and filed for record August 13, 1948 in the office of the County Clerk of Klamath County, Oregon.

2. Easement and right of way over a 10 foot strip across the end of said lot furtherest from Dahlia Street, including the terms and provisions thereof, granted to the California Oregon Power Company, a California Corporation, by Donald L. Sloan and Hazel I. Sloan, husband and wife, dated November 28, 1950 and recorded December 1, 1950 in Volume 243 at page 569, Deed Records of Klamath County, Oregon.

3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded June 9, 1950 in Book 239 at Page 370.

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 \$ 30,000.00.

Dated this 23 day of December, 19 77.

William L. Watson
WILLIAM L. WATSON

STATE OF OREGON, County of Klamath ss.

On this 23 day of December

William L. Watson, 19 77 personally appeared the above named instrument to be his voluntary act and deed, and acknowledged the foregoing

Before me:

Fred H. Beman
Notary Public for Oregon
My commission expires: MY COMMISSION EXPIRES 8-28-7

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)

WATSON

TO

CLEMENT

After Recording Return to:

T/A

Form No. 9-960
(Previous Form No. TA 16)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 9th day of January, 19 78 at 10:27 o'clock AM, and recorded in book M78 on page 394 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By Bernetha H. Hellock Deputy

Fee \$3.00

Angela to Dept. of Vets
1225 Ferry St. SE
Salem, OR 97310