

41575

## WARRANTY DEED (INDIVIDUAL)

Vol. M Page 658RUSSELL M. SHAW

hereinafter called grantor, convey(s) to

RICHARD T. DUDY and JEANNE S. DUDY, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

The Northwesterly 36 feet 8 inches of Lot 5 in Block 55, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

SUBJECT TO: Mortgage, dated February 24, 1977; recorded February 24, 1977 in Book M-77 at page 3274; Mortgagor: Russell M. Shaw; Mortgagee: Pacific West Mortgage Co., an Oregon Corporation -- which Mortgage was assigned by instrument recorded June 9, 1977 in Book M-77 at page 10007, to George F. Adams and Carol E. Adams -- which Mortgage the GRANTEES herein agree to assume and pay.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as noted above and covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

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 \$ 19,000.00.

Dated this 10<sup>th</sup> day of January, 19 78.

Russell M. Shaw  
Russell M. Shaw

STATE OF OREGON, County of Klamath ss.

On this, the 10<sup>th</sup> day of January, 19 78 personally appeared the above named Russell M. Shaw and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Matthew Lerch  
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)

SHAW

TO

DUDY

After Recording Return to:

Transamerica Title -Marcie

SEND TAXES TO:

Mr. and Mrs. Richard Dudy  
3511 Evergreen Drive  
Klamath Falls, OR 97601

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 11th day of January, 19 78 at 10:36 o'clock A M. and recorded in book M78 on page 653 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernetha J. Letoch Deputy

Fee \$3.00