

ROBERT E. HALL

WALTER H. MAGBY AND FREBA I. MAGBY, hereinafter called grantor, convey(s) to HUSBAND AND WIFE

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

Lot 4 in Block 11, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of Oregon. SUBJECT TO: 1. Regulations, including levies, liens, and utility assessments of the City of Klamath Falls. 2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1064, First Addition to Gatewood. 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 Sept. 3, 1976 in Book M-76 at Page 13888. 4. An easement created by instrument, including the terms and provisions thereof, dated June 26, 1905, recorded May 18, 1907 in Book 22 at Page 479 in favor of United States, for right of way for ditches and canals. (No exact location given).

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 \$ 44,900.00.

Dated this 16<sup>th</sup> day of February, 19 78

Robert E. Hall  
ROBERT E. HALL

STATE OF OREGON, County of Klamath ) ss.

On this 16<sup>th</sup> day of February, 19 78 personally appeared the above named Robert E. Hall and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Martha L. Lusk

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)

HALL

TO

MAGBY

After Recording Return to:

Mr. & Mrs. Magby  
5442 Gatewood  
Klamath Falls, OR  
Atty to: Dept. of Vel.  
1225 Ferry St SE  
Salem, OR 97310

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 21st day of February, 1978, at 10:50 o'clock A.M. and recorded in book M78 on page 3195 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernetha A. Lelach Deputy

Fee \$3.00