

46612

WARRANTY DEED (INDIVIDUAL)

Vol. 78 Page 7730HERMAN M. WAINWRIGHT and BETTY J. WAINWRIGHT, husband and wife
hereinafter called grantor, convey(s) to

JAMES R. DECKER

all that real property situated in the County

of Klamath, State of Oregon, described as:

The SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, and that portion of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ lying South of the State Highway and that portion of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ lying South of the State Highway, All in Section 36, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, in the County of Klamath, State of Oregon; LESS that portion conveyed to Klamath County, political subdivision of the State of Oregon by instrument dated November 12, 1941, recorded November 29, 1941, in Volume 143 at page 18 in Deed Records of Klamath County, Oregon.

SUBJECT TO: 1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Horesfly Irrigation District. 2. An easement created by instrument dated June 10, 1941, Recorded June 19, 1941, Book 139, Page 5. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a mobile home, and any interest or liens disclosed thereby.

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 \$ 82,000.00.

Dated this 20th day of April, 19 78.

Herman M. Wainwright
HERMAN M. WAINWRIGHT
Betty J. Wainwright
BETTY J. WAINWRIGHT

STATE OF OREGON, County of Klamath) ss.

On this date, April 20th, 19 78 personally appeared the above named Herman M. Wainwright and Betty J. Wainwright and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 4-5-82

- * 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)

Wainwright

TO

Decker

After Recording Return to: & Tax
Statements to:
James R. Decker

Klamath Falls, Oregon 97601

STATE OF OREGON,)

) ss.

County of Klamath)

I certify that the within instrument was received for record on the 20th day of April, 19 78, at 1:22 o'clock P.M. and recorded in book M78 on page 7730 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Berntha J. Litch

Deputy

Fee \$3.00