

48675

WARRANTY DEED (INDIVIDUAL) Vol. <sup>m</sup>78 Page 10700

RONALD J. MOUSSEAU and BARBARA A. MOUSSEAU, husband and wife  
 \_\_\_\_\_, hereinafter called grantor, convey(s) to  
BILLY H. SPARKMAN and MARY E. SPARKMAN, husband and wife  
 \_\_\_\_\_ all that real property situated in the County  
 of Klamath, State of Oregon, described as:

See attached exhibit A

Subject to:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. An easement created by instrument, including the terms and provisions thereof, Recorded: July 17, 1926, Book 72 Page 146.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_  
as set forth hereinabove

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 \$ 29,500.00.

Dated this 19th day of May, 19 78.

Ronald J. Mousseau  
Barbara A. Mousseau

STATE OF OREGON, County of Klamath ) ss.

On this 19th day of May, 1978 personally appeared the above named  
Ronald J. & Barbara A. Mousseau and acknowledged the foregoing  
 instrument to be their voluntary act and deed.

Before me:

Marlene P. Aldington  
 Notary Public for Oregon

My commission expires: 3-22-81

\* 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)

TO

After Recording Return to: ~~Mr. & Mrs. Billy Sparkman~~  
 Mr. & Mrs. Billy Sparkman  
 1419 Nimitz  
 Klamath Falls, Oregon 97601

Send tax statements to:  
 Dept. of Veteran's Affairs  
 1225 Ferry S.E.

Form No. 0-960  
 (Previous Form No. TA 16)

STATE OF OREGON,

) ss.

County of \_\_\_\_\_)

I certify that the within instrument was received for record  
 on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
 at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in book \_\_\_\_\_  
 on page \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_

Title \_\_\_\_\_

Deputy \_\_\_\_\_

Exhibit A

10701

Lot 11, EXCEPT the Northerly 25 feet thereof, and all of Lot 12 in Block 3 of FAIRHAVEN HEIGHTS, in the County of Klamath, State of Oregon.

ALSO that portion of Lot 13 in Block 3 of FAIRHAVEN HEIGHTS, more particularly described as follows: Beginning at a point which is 30 feet Northwesterly along the Northeasterly right of way line of the Weyerhaeuser Road from the most Southerly corner of said Lot 13; thence Northeasterly in a straight line to the most Easterly corner of Lot 13; thence Northwesterly along the Northeasterly line of Lot 13 to the most Northerly corner thereof; thence Southwesterly along the line between Lots 12 and 13 to the Northeasterly line of the Weyerhaeuser Road; thence Southeasterly along said Northeasterly line to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record at request of Transamerica Title Co.  
the 22nd day of May A. D. 1978 at 11:01 o'clock A M., and  
fully recorded in Vol. M78, of Deeds on Page 10700

Wm D. MILNE, County Clerk  
By Bernetha P. Hilsch

Fee \$6.00