

49096

38M-15055-2

WARRANTY DEED (INDIVIDUAL)

Vol. 78 Page 11287

KATHERYN A. GARCIA also known as KATHERYN A. LANCE, and who acquired title as KATHERYN A. GARCIA, hereinafter called grantor, convey(s) to WESTON L. HERBERT and STELLA ELIZABETH HERBERT, husband and wife, as to an undivided $\frac{1}{2}$ interest and ROBERT D. WAITS *** all that real property situated in the County of Klamath, State of Oregon, described as:
SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.....

SUBJECT TO:

1. Rules, regulations and statutory powers of Enterprise Irrigation District.
2. Agreements, including the terms and provisions thereof, recorded December 23, 1963 in Deed Volume 350 at page 63.
3. Rules, regulations and statutory powers of Laurelhurst Park Improvement District.
4. Mortgage, including the terms and provisions thereof, recorded July 3, 1975 in Book M75 at page 7602, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which Mortgage the Grantees herein assume and agree to pay according to the terms contained therein.

*and SANDRA GAIL WAITS, husband and wife, as to an undivided $\frac{1}{2}$ interest.

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 \$ 36,000.00 *

Dated this 22nd day of May, 19 78

Katheryn A. Garcia
Katheryn A. Garcia, also known as
Katheryn A. Lance

STATE OF OREGON, County of Klamath) ss.

On this 25th day of May, 19 78 personally appeared the above named Katheryn A. Garcia also known as Katheryn A. Lance and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Darlene J. Addington
Notary Public for Oregon
My commission expires: March 22, 1981

* 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. Weston Herbert
6289 Juniper Way
Klamath Falls, Oregon 97601
Send Tax Statements To: Dept.
of Veterans' Affairs, 1225
Ferry, S.E., Salem, OR 97301

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.

Title

By _____ Deputy

EXHIBIT "A"

Lots 6 and 7, PIEDMONT HEIGHTS, a subdivision in Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point on the West line of Lot 6, PIEDMONT HEIGHTS, from which the Southwesterly corner of said Lot 6 bears South 0° 27' East 150 feet distant; thence East 200 feet; thence North 0° 27' West 100 feet; thence West 200 feet to the West line of Lot 6; thence South 0° 27' East 100 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
 this 26th day of May A. D. 1978 at 3:28 clock P.M., on
 duly recorded in Vol. M78, of Deeds on Page 11287

Wm D. MILNE, County Clerk
 By Bernice H. Hetch

Fee \$6.00