

38M-14965-7

49842

WARRANTY DEED (INDIVIDUAL)

Vol. <sup>M</sup> 78 Page 12421

JOHN NOBLE REID, JR. and KAREN C. REID, husband and wife

, hereinafter called grantor, convey(s) to

MELVIN G. NEU and MARILYN S. NEU, husband and wife

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

Lot 4, Block 11, Tract No. 1003, THIRD ADDITION TO MOYINA.

SUBJECT TO:

1. Rules, regulations and statutory powers of Moyina Heights Water District and South Suburban Sanitary District.
2. An easement created by instrument, including the terms and provisions thereof, recorded April 5, 1940 in Book 128 at Page 267.
3. An easement created by instrument, including the terms and provisions thereof, recorded June 5, 1967 in Book M-67 at Page 4178.
4. Restrictions as shown on the recorded plat of the Third Addition to Moyina.
5. Mortgage, including the terms and provisions thereof, recorded March 9, 1976, in Book M-76 at Page 3361, in favor of The State of Oregon, represented and acting by the Director of Veterans' Affairs, which Mortgage the Grantees herein assume and agree to pay.

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 \$ 47,500.00 \*

\*\*

Dated this 30th day of May, 1978.

[Signature]  
Karen C. Reid

STATE OF OREGON, County of Klamath ) ss.

On this 9th day of June, 1978 personally appeared the above named John Noble Reid and Karen C. Reid and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

[Signature]  
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)

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TO

After Recording Return to: + Tax statements

TO:  
Mr. + Mrs. Melvin Neu  
1208 Thomas Dr.  
Klamath Falls, Oregon  
97601

STATE OF OREGON, )

) ss.

County of Klamath )

I certify that the within instrument was received for record on the 12th day of June, 1978 at 10:39 o'clock A.M. and recorded in book 1178 on page 12421 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By [Signature]

Deputy

Fee \$3.00