

M-15285-1

50060

WARRANTY DEED (INDIVIDUAL)

CARMELITA J. NIELSEN

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FRITZ L. JUNGE and ERIKA JUNGE, husband and wife

hereinafter called grantor, convey(s) to

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

Lot 9, Block 30, FIFTH ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

Subject to:

1. Restrictions, set back provisions and utility easements, as delineated on the recorded plat, but omitting restrictions, if any, based on race, color, religion or national origin.
2. Drainage easement over the Easterly 8 feet of said lot as delineated on the recorded plat.
3. Mortgage, including the terms and provisions thereof, recorded April 20, 1977 Book: M-77 Page: 6791, 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.

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 \$ 46,000.00 *

Dated this 14th day of June, 19 78.

Carmelita J. Nielsen

STATE OF OREGON, County of Klamath) ss.

On this 14th day of June

Carmelita J. Nielsen

19 78 personally appeared the above named and acknowledged the foregoing

instrument to be her voluntary act and deed.

Before me:

W. Darlene V. Addington
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. Fritz Junge
Harriman Rte. Box 78X
Klamath Falls, Oregon

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 15th day of June, 19 78 at 10:39 o'clock A. M. and recorded in book M78 on page 12758 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

by *Bernetha Adelsch*

Deputy

Fee \$3.00