

M-15062-0
50061

WARRANTY DEED (INDIVIDUAL)

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JAMES M. WELLS, JR. and JAYNE L. WELLS, husband and wife

ECHOLS G. FORD and RACHEL M. FORD, husband and wife, hereinafter called grantor, convey(s) to

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

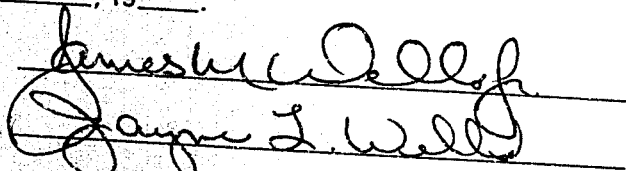
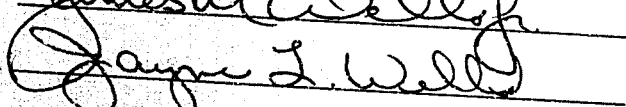
Lot 93, MERRYMAN'S REPIAT OF VACATED PORTION OF OLD ORCHARD MANOR,
in the County of Klamath, State of Oregon.

SUBJECT TO:

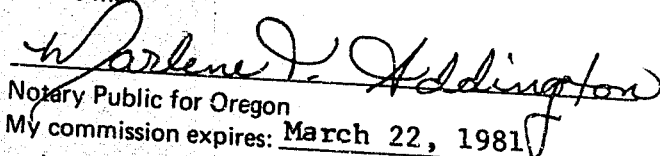
1. Rules, regulations and statutory powers of Klamath Irrigation District.
2. Restrictions, set back provisions and utility easements, as delineated on the recorded plat.
3. Covenants, easements and restrictions, imposed by instrument, including the terms and provisions thereof, recorded 2-20-51, Bk 245, page 361.
4. Trust Deed, including the terms and provisions thereof, dated April 15, 1977 and recorded April 18, 1977 in Book M77 at page 6489, in favor of United States National Bank of Oregon, an Association, which Trust Deed the Grantees herein assume and agree to pay according to the terms contained therein.

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 \$ 41,900.00.Dated this 3rd day of June, 1978.
STATE OF OREGON, County of KlamathOn this 14th day of JuneJames M. Wells, Jr. and Jayne L. Wells, 1978 personally appeared the above named instrument to be their voluntary act and deed.

Before me:


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. & Mrs. Echols Ford
1677 Juneau Dr.
Anchorage, Alaska 99501
Send Tax Statements To:
U.S. Nat'l Bank
P.O. Box 3347, PHOENIX

Form No. 9-960
(Previous Form No. TA 16)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record
on the 15th day of June, 1978
at 10:39 o'clock A. M. and recorded in book M78
on page 12759 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By Bernice Helbach

Fee \$3.00

Title

Deputy