

50197

WARRANTY DEED (INDIVIDUAL) Vol. 78 Page 12945

CLINTON D. GARDNER and AUDREY K. GARDNER, husband and wife

hereinafter called grantor, convey(s) to

SAMUEL FRANKEL and CATHERINE L. FRANKEL, husband and wife

all that real property situated in the County

Klamath, State of Oregon, described as:

Lot 2, Block 3, Klamath River Sportsman Estates, in the County
of Klamath, State of Oregon.

Subject to:

1. Restrictions, as shown on the recorded plat of Klamath River Sportsman Estates.
 2. Covenants, easements and restrictions, including the terms thereof, Recorded: May 8, 1968 Book: M-68 Page: 4084.
 3. Rights of the public in and to any portion of said premises lying within the limits of roads and highways, including public road dedication in Deed Book 46 at page 56, Book 46 at page 57, Book 46 at page 48.
 4. Release, including the terms and provisions thereof, pertaining to control of water level of Klamath Lake from Roy W. Nelson, et al., to The California Oregon Power Company, recorded December 23, 1931, in Book 96 at page 440, Deed Records.
- and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth hereinabove see reverse side

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 \$ 48,500.00.

Dated this 8th day of June, 19 78.

Clinton D. Gardner
Audrey K. Gardner

STATE OF OREGON, County of Klamath) ss.

On this 8th day of June, 19 78 personally appeared the above named Clinton D. and Audrey K. Gardner, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Harland L. 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)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to: + Tax Statements
Mr. + Mrs. Samuel Frankel
P.O. Box 526
Keno, Oregon

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 _____

5. Easement, including the terms and provisions thereof, pertaining to control of water level of Klamath Lake recorded December 22, 1931, in Book 96 at page 441, Deed Records.
6. Mortgage, including the terms and provisions thereof, recorded December 1, 1976 Book M-76 Page: 19292 in favor of State of Oregon, represented and acting by the Director of Veterans Affairs.

STATE OF OREGON, COUNTY OF KLAMATH; ss.
I, W. D. MILNE, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as shown on the recorded plat of Klamath River
for record at request of Transamerica Title Co.
on the 16th day of June, A. D. 1978 at 3:37 clock P. M., or
July recorded in Vol. M78 of Deeds on Page 12945
Fee \$6.00
W. D. MILNE, County Clerk
[Signature]

00.002.24

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copy

STATE OF OREGON

COUNTY OF KLAMATH

RECORDED

INDEXED

FILED

JUN 11 1978

CLERK