

50343

WARRANTY DEED (INDIVIDUAL)

Vol. ^m 78 Page 13151

ELDON D. BURGESS and MILDRED GLEIN BURGESS

, hereinafter called grantor, convey(s) to

JOHN A. RUGER and ALICE FAYE RUGER, husband and wife

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

Lot 29, SPORTSMAN PARK, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Agreement providing for control of water level of Klamath Lake, including the terms and provisions thereof, dated January 25, 1924, recorded February 15, 1924, in Deed Volume 63 at page 459 and 460.
2. An easement created by instrument, including the terms and provisions thereof dated October 31, 1955, recorded November 3, 1955 in Book 279, page 5.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Sportsman Park.
4. Reservations and restrictions, including the terms and provisions thereof, contained in deed dated February 28, 1972, recorded July 13, 1972 in Volume M-72 at page 7641, Microfilm Records.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth above

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 \$ 59,500.00 *Dated this 20th day of June, 19 78.

Eldon D. Burgess

Mildred Glein Burgess

STATE OF OREGON, County of Klamath) ss.

On this date, June 20th, 19 78 personally appeared the above named Eldon D. Burgess and Mildred Glein Burgess and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 4-5-80

- * 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)

BURGESS

TO

RUGER

After Recording Return to:
T/A-JulieTax Statements to:
Department of Veterans Affairs
1225 Ferry St. S.E.
Salem, Oregon 97310

STATE OF OREGON,)

) ss.

County of Klamath)

I certify that the within instrument was received for record on the 20th day of June, 1978, at 1:41 o'clock P.M. and recorded in book 1178 on page 13151 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernetha A. Letch Deputy

Fee \$3.00