

50395

WARRANTY DEED (INDIVIDUAL)

Vol. <sup>m</sup> 78

Page 14103

HELEN H. CARLSON, as estate in fee simple

JOHN ANDERSON COX, JR. AND PAULA MAE COX, HUSBAND AND WIFE, hereinafter called grantor, convey(s) to

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

(See attached legal description)

SUBJECT TO: 1. Regulations, including levies, liens, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.

2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as listed 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 \$ 46,000.00 \*

Dated this 29<sup>th</sup> day of June, 19 78.

Helen H. Carlson  
HELEN H. CARLSON

STATE OF OREGON, County of Klamath ) ss.

On this 29<sup>th</sup> day of June, 19 78, personally appeared the above named Helen H. Carlson and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

[Signature]  
Notary Public for Oregon

My commission expires: 4-5-88

- \* 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)

Carlson

TO

Cox

After Recording Return to:

T/A - Julie  
Tax Statements to:  
State of Oregon  
1225 Ferry St. S.E.  
Salem, Oregon 97310

STATE OF OREGON, )

County of ) ss.

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.

Title

By \_\_\_\_\_

Deputy

14104

A portion of Tract 6, GIENGER HOME TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West line of Tract 6, 60 feet North of the Southwest corner; thence North on the West line of said Tract, 80 feet to a point; thence East 100 feet to the East line of Tract 6; thence South along East line of Tract 6, 80 feet to a point; thence West 100 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 30th day of June A. D. 1978 at 10:44 o'clock A.M., and

fully recorded in Vol. M78, of Deeds on Page 14103

Wm D. MILNE, County Clerk

By Bernice A. Helich

Fee \$6.00