

51703

WARRANTY DEED (INDIVIDUAL)

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RICHARD L. FLODSTROM AND FRANCES C. FLODSTROM, husband and wife

DONNA LEE SHEPHERD, a single woman, hereinafter called grantor, convey(s) to

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

Lot 17, EXCEPTING the Southerly 10 feet and the following described portion of Lot 16, in the County of Klamath, State of Oregon:

Beginning at the Southeasterly corner of Lot 16; thence North 32° 53' 46" West 110.38 feet; thence North 55° 21' 50" East 5.43 feet; thence South 33° 09' 42" East 110.53 feet; thence along the arc of a curve to the right (radius point bears North 33° 09' 42" West 1295.00 feet and central angle = 00° 15' 56") 6.00 feet to the point of beginning, with bearings based on said Tract 1112, Block 12 Eighth Addition to Sunset Village.

Subject to:

1. Regulations of Enterprise Irrigation
2. Regulations of South Suburban Sanitary
3. Covenants recorded March 25, 1975 Book M-75 Page 3318
4. Restrictions as shown on the recorded plat of Sunset Village
5. Trust Deed recorded October 11, 1976 Book M-76 Page 16029 Beneficiary Klamath First Federal which the grantees agree and assum to pay in full 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 \$ 55,000.00.

Dated this 14 day of July, 19 78.

Richard L. Flodstrom

Frances C. Flodstrom

STATE OF OREGON, County of Klamath ss.

Richard L. Flodstrom & Frances C. Flodstrom personally appeared the above named instrument to be their voluntary act and deed.

Before me:

Donna K. Rick
NOTARY PUBLIC-OREGON
My Commission Expires 7/21/79

Notary Public for Oregon

My commission expires:

- * 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: to donna

send tax statment to:
same place as now listed

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 14th day of July, 19 78 at 3:56 o'clock P.M. and recorded in book M78 on page 15205 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Mr. D. Milne

County Clerk

Title

By Lernisha M. Smith

Deputy

Fee \$3.00