

52268

WARRANTY DEED (INDIVIDUAL)

Vol. ^m 78

Page 16124

RONALD J. SUMNER AND LINDA K. SUMNER, husband and wife

STEPHEN B. PRESLAR AND JUDITH PRESLAR, husband and wife, hereinafter called grantor, convey(s) to

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

A portion of Lots 15 and 15, Block 40, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 15, Block 40; thence North 21° 14' West 80 feet; thence North 63° 46' East 99.70 feet; thence Southeasterly 30 feet; thence Southwesterly 99.70 feet to the point of beginning, EXCEPTING the Westerly 10 feet of Lot 15.

Subject to:

1. Trust Deed to secure payment of \$49,200.00 recorded April 22, 1977 Book M-77 page 6929, Trustor: Ronald J and Linda K. Sumner, Beneficiary First Federal Savings and Loan of which hereby the grantees agree and assume to pay in full.
2. the 1978²⁷⁹ real property taxes which are a lien but not yet due and payable.

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 \$ 62,500.00

Dated this 21 day of July, 1978

Ronald J. Sumner
Linda K. Sumner

STATE OF OREGON, County of Klamath ss.

Ronald J. Sumner & Linda K. Sumner July 21, 1978 personally appeared the above named instrument to be their voluntary act and deed. and acknowledged the foregoing

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)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to: TA Donna
Send tax statements
to:
same as new
180000

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 25th day of July, 1978 at 10:51 o'clock A.M. and recorded in book M78 on page 16124 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Mills

County Clerk

Title

By Bernetha Shetch

Deputy

Fee \$3.00