

52380

T/A 38-15686-5

WARRANTY DEED (INDIVIDUAL)

Vol. 78

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ALFRED E. LEHMAN, SR. and ALICE A. LEHMAN, husband and wife

LYNETTE J. LEUTWILER

hereinafter called grantor, convey(s) to

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

Lot 28, Block 8, ELDORADO ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Taxes for the year 1978-79 are now a lien by not yet payable.
2. Conditions and restrictions contained in deed from State of Oregon by and through its State Highway Commission to Wilson Title & Abstract Co., trustee, dated July 22, 1949, recorded June 9, 1950 in Book 239 at page 370, Deed Records of Klamath County, Oregon.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Eldorado Addition.
4. An easement created by instrument, including the terms and provisions thereof, dated November 28, 1950 Recorded December 1, 1950 in Book 243 at page 569.

---Continued---

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 \$ 37,000.00

Dated this 26th day of July, 1978.

Alfred E. Lehman, Sr.
ALFRED E. LEHMAN, SR.

Alice A. Lehman
ALICE A. LEHMAN

STATE OF OREGON, County of Klamath) ss.

On this date July 26th, 1978, personally appeared the above named
Alfred E. Lehman, Sr. and Alice A. Lehman
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Notary Public for Oregon

My commission expires: 4-5-82

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)

LEHMAN

TO

LEUTWILER

After Recording Return to:
T/A - Susan

Tax Statements to:
First Federal Savings & Loan
540 Main Street
Klamath Falls, Oregon 97601

STATE OF OREGON,

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. An easement created by instrument, including the terms and provisions dated, October 17, 1956 and recorded October 23, 1956.
6. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$23,800.00 dated January 22, 1975 and recorded January 27, 1975 in Book M-75 at page 1134, of which is being assumed and agreed to be paid by Lynette J. Leutwiler, with the Beneficiary, First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

led for record at request of Transamerica Title Co.

on 26th day of July, A. D. 1978 at 3:48 o'clock P.M. and

fully recorded in Vol. 1178, of Deeds, on Page 16390

W. D. MILNE, County Clerk

By Lynette J. Leutwiler

Fee \$6.00