

52588

WARRANTY DEED (INDIVIDUAL)

Vol. <sup>m</sup> 78

Page 16629

CHRISTOPHER W. SPAUN AND MARTHA H. SPAUN, husband and wife

WALTER RAY TURLINGTON AND WANDA SUE TURLINGTON, husband and wife, hereinafter called grantor, convey(s) to

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

Lot 5, Block 3, Tract No. 1036, SECOND ADDITION TO VALLEY VIEW, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Taxes for the year 1978-79 are now a lien but not yet payable.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion of national origin, imposed by instrument, including the terms thereof, Recorded February 25, 1972 in Book M-72 at Page 2038.
5. Restrictions, but omitting restrictions, if any, based on race, color, religion of national origin, as shown on the recorded plat of Second Addition to Valley View.

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 \$ 49,900.00 .\*

Dated this 9/5/78 day of July 19 78

Christopher W. Spaun  
CHRISTOPHER W. SPAUN

Martha H. Spaun  
MARTHA H. SPAUN

STATE OF OREGON, County of Klamath

On this 9/5/78 day of July 19 78 personally appeared the above named Christopher W. Spaun and Martha H. Spaun and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 2/14/81

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)

Spaun

TO

Turlington

After Recording Return to:  
Mr. and Mrs. Walter Turlington  
5839 Independence, K. Falls, OR  
SEND TAXES TO:  
Dept. of Veterans' Affairs  
1225 Ferry Street S.E.  
Salem, OR 97310

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 31st day of July 1981 at 3:34 o'clock P.M. and recorded in book M78 on page 16629 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Fine

County Clerk

By Berntha Helich

Fee \$3.00