

52727

WARRANTY DEED (INDIVIDUAL)

Vol. <sup>M</sup> 78

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16877

RONNIE D. LARSON and LORENA P. LARSON, husband and wife

LEE T. WINCHESTER and JOYCE E. WINCHESTER, husband and wife

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

Lot 16, and the East 20 feet of Lot 9, VILLA SAINT CLAIR, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Reservations, including the terms and provisions thereof, as set forth in Warranty Deed recorded January 30, 1945 in Book 173 at page 55, Deed Records, for right of way for water, electricity, telephone, etc., over the therein described property if needed.
4. An easement created by instrument, including the terms and provisions thereof, dated May 26, 1978, recorded June 8, 1978 in Book M-78 at page 12194.

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 \$ 7,000.00

Dated this 2nd day of August, 19 78

Ronnie D. Larson

Ronnie D. Larson

Lorena P. Larson

Lorena P. Larson

STATE OF OREGON, County of Klamath ) ss.

On this date, August 2nd, 1978

Ronnie D. Larson and Lorena P. Larson personally appeared the above named instrument to be their voluntary act and deed.

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)

TO

After Recording Return to: 77th Street

Taxes to:  
Debt of Veterans Affairs  
1616 Ferry St. S.E.  
Salem, Oregon 97310

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record on the 2nd day of August, 1978, at 3:42 o'clock PM and recorded in book M78 on page 16877 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By Bernice A. Letcher

Title

Deputy

Fee \$3.00