

52921

WARRANTY DEED (INDIVIDUAL)

Vol. 78 Page 17194

JAMES D. KNAPP AND KAREN M. KNAPP, HUSBAND AND WIFE

hereinafter called grantor, convey(s) to

FORREST D. EPPERSON AND LINDA J. EPPERSON, HUSBAND AND WIFE

all that real property situated in the County

of Klamath State of Oregon, described as:

That portion of the S $\frac{1}{2}$ of Lot 24 and that portion of Lot 25 lying Northerly and Westerly of the Irrigation District Canal. All being in Section 29, Township 35 South, Range 7 East of the Willamette Meridian, 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 Modoc Point Irrigation District.

3. An easements created by instrument, including the terms and provisions thereof, Dated February 26, 1923, Recorded March 17, 1923 in Book 59 at Page 640, in favor of Pacific Power and Light Co., formerly The California Oregon Power Company, a California Corporation, for Electrical transmission line over Lot 24 and others.

4. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

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 \$ 50,000.00 *

Dated this 4th day of August, 1978

JAMES D. KNAPP

KAREN M. KNAPP

STATE OF OREGON, County of Klamath ss.

On this 4th day of August, 19 78 personally appeared the above named James D. Knapp and Karen M. Knapp 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)

Knapp

TO

Epperson

After Recording Return to:
Mr. and Mrs. Forrest D. Epperson
5859 Winter Ave., K. Falls, OR
Send Taxes To: Dept. of Vet's Affairs
1225 Ferry Street S.E.
Salem, OR 97310

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 7th day of August, 19 78 at 10:43 o'clock A.M. and recorded in book M78 on page 17124 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Van D. Milne

County Clerk

Title

By

Ree 33.00