

38-16058-4  
53679

WARRANTY DEED (INDIVIDUAL) Vol. <sup>M</sup>78 Page 18329

BOB H. RIDER AND MARY JANERIDER, HUSBAND AND WIFE

hereinafter called grantor, convey(s) to  
CHESTER A. GEANEY AND DONNA M. GEANEY, husband and wife  
all that real property situated in the County  
of Klamath, State of Oregon, described as:

Lot 7, Block 5, FOURTH ADDITION TO SUNSET VILLAGE, in the County of Klamath,  
State Of Oregon.

Subject to:

1. taxes for the year 1978-79 which are a lien but not yet due and payable
2. regulations of Enterprise Irrigations District
3. regulations of the South Suburban Sanitary District
4. Covenants, easements and restrictions recorded June 7, 1971 Book M-71 page 5502
5. Restrictions as shown on the recorded plat
6. Easement recorded April 20, 1971 in Book M-71 page 3504
7. Regulations of Sunset Lighting District
8. Mortgage recorded February 17, 1977 in Book M-77 page 2891 with Mortgagee being the State of Oregon represented and acting by the Director of Veterans Affairs, which the grantees agree and assume to pay in full

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 \$ 49,000.00 \*

Dated this 18 day of August, 19 78

Bob H. Rider

Mary Jane Rider

STATE OF OREGON, County of Klamath, ss.

Bob H. Rider & Mary August 18, 19 78 personally appeared the above named  
instrument to be 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: to donna

send tax statements to  
same as now listed

STATE OF OREGON, )

) ss.

County of Klamath )

I certify that the within instrument was received for record  
on the 18th day of August, 19 78  
at 10:30 o'clock A M. and recorded in book M78  
on page 18329 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernetha Skelton

Deputy

Fee \$3.00