

38-16029-6 53680

WARRANTY DEED (INDIVIDUAL)

Vol. ^m 78 Page 18330

JOHN A. DYE AND JUDY K. DYE, HUSBAND AND WIFE

MICHAEL A. ABTS, a single man, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:

Portion of Tract 8 of EMPIRE TRACTS and a portion of the
SW 1/4 of Section 35, Township 38 South, Range 9 East of
the Willamette Meridian, in the County of Klamath, State of Oregon,
more particularly described as follows:

Beginning at the Southwest corner of Tract 8 of Empire Tracts;
thence North 89° 59' East 171.0 feet to the true point of
beginning of this description; thence North 0° 15' East 66.3
feet; thence North 89° 59' East 73.0 feet; thence South 0° 15'
West 21.0 feet; thence South 89° 59' West 73.0 feet; thence
North 89° 59' East 15 feet, more or less to the point of beginning.

Subject to:

1. Taxes for the year 1978-79 which are a lien but not yet payable
2. Regulations of Enterprise Irrigation District
3. Regulations of South Suburban Sanitary District
4. Trust Deed recorded June 3, 1977 in Book M-77 page 9655
with beneficiary being First National Bank, which the grantee agrees
and assumes 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 \$ 24,700.00 .

Dated this 17 day of August, 1978

John A. Dye
Judy K. Dye

STATE OF OREGON, County of Klamath) ss.

John A. Dye & Judy K. Dye, 1978 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 11/21/79

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:
send tax statements to:
same place as now listed

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record
on the 18th day of August, 1978
at 10:34 o'clock A.M. and recorded in book M78
on page 1330 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernice A. Sholtz Deputy

Fee \$3.00