

53999

WARRANTY DEED (INDIVIDUAL)

Vol. 18

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WILLARD J. KLIPFEL AND BETTY JO KLIPFEL, HUSBAND AND WIFE

ROBERT W. STANINGER AND DOROTHY STANINGER, HUSBAND AND WIFE

of Klamath State of Oregon, described as:  
 Lot 14, Block 1, FOURTH ADDITION TO SUNSET VILLAGE, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. 1978-79 taxes, a lien in an amount to be determined, 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. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Fourth Addition to Sunset Village. 5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, Recorded June 7, 1971 in Book M-71 at page 5502. 6. This property lies within and is subject to the levies and assessments of the Sunset Lighting District, Paid thru 1978. 7. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$26,050.00, Dated April 12, 1974, Recorded April 22, 1974 in Book M-74 at Page 4961, Trustor - Willard J. Klipfel and Betty Jo Klipfel, husband and wife, Trustee - William Ganong, Jr., Beneficiary - First Federal Savings and Loan Association of Klamath Falls, Oregon, a Corporation, which grantees herein agree to assume and pay in full.  
 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 \$ 46,000.00

Dated this 23rd day of August, 19 78

*Willard J. Klipfel*  
 WILLARD J. KLIPFEL  
*Betty Jo Klipfel*  
 BETTY JO KLIPFEL

STATE OF OREGON, County of Klamath

On this 23rd day of August, 19 78 personally appeared the above named Willard J. Klipfel and Betty Jo Klipfel and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Julia J. Jett*  
 Notary Public for Oregon

My commission expires: 2/4/81

- \* 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)

STATE OF OREGON

Klipfel

Staninger

After Recording Return to:  
 Mr. and Mrs. Robert W. Staninger  
 3712 Grenada  
 Klamath Falls, OR 97601  
 SEND TAXES TO:  
 First Federal  
 2943 South 6th Street  
 Klamath Falls, OR 97601

County of Klamath

I certify that the within instrument was received for record  
 on the 24th day of August, 19 78  
 at 10:35 o'clock AM and recorded in book 1170  
 on page 18313 Records of Deeds of said County.

Witness my hand and seal of County affixed

W. D. J. JETT

COUNTY CLERK

By

FILE 5.300