

54546

WARRANTY DEED (INDIVIDUAL)

Vol. 18 Page 19670

ROY BOWERS, a single person

EDWARD P. SELLNER and OWENA C. SELLNER, husband and wife, hereinafter called grantor, convey(s) to

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

Lots 24 and 38, Block 21, Tract No. 1113, OREGON SHORES - UNIT 2, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1113, Oregon Shores - Unit 2.

2. 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 November 14, 1977 in Book M-77 at Page 22105, Amended February 13, 1978 in Book M-78 at Page 2676.

3. 1978-79 taxes are now a lien but not yet payable.

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 \$ 13,500.00.Dated this 2nd day of August, 1978.

ROY BOWERS

STATE OF OREGON, County of Klamath) ss.On this 2nd day of August, 1978, Roy Bowers personally appeared the above named instrument to be their voluntary act and deed, and acknowledged the foregoing

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)

Bowers

TO

Sellner

After Recording Return to and send taxes to:
Mr. and Mrs. Edward Sellner
826 Caminito Del Repose,
Carlsbad, CA 92008

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 6th day of September, 1978 at 3:55 o'clock P.M. and recorded in book M78 on page 19670 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernetha Sheld

Deputy

Fee \$3.00