

55069

WARRANTY DEED (INDIVIDUAL)

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DANIEL PATRICK CROFT and MERIDETH M. CROFT, husband and wife

hereinafter called grantor, convey(s) to

DANIEL ZAKOUR, an estate fee simple

all that real property situated in the County

of Klamath, State of Oregon, described as:

Lot 2, Block 1, BEL AIRE GARDENS, 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 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 Bel Aire Gardens.
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 July 10, 1963, in Book 346 at page 441.

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 \$ 42,500.00

Dated this 15th day of September, 1978.

Daniel Patrick Croft
Daniel Patrick Croft
Merideth M. Croft
Merideth M. Croft

STATE OF OREGON, County of Klamath ss.

On this date, September 15th, 1978 personally appeared the above named
Daniel Patrick Croft and Merideth M. Croft and acknowledged the foregoing
instrument to be their voluntary act and deed.

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)

STATE OF OREGON,

CROFT

County of Klamath

TO

ZAKOUR

I certify that the within instrument was received for record
on the 15th day of September, 1978

at 3:38 o'clock P.M. and recorded in book 78
on page 20510 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Wilne

County Clerk

Title

By: Merideth M. Croft Deputy

After Recording Return to:
Daniel Zakour
5309 Del Aire Drive
Klamath Falls, Oregon 97601
Taxation Dept. of Veterans Affairs
1225 Perry Street S.E.
Salem, Oregon 97310