

55218
1438-16000-2

WARRANTY DEED (INDIVIDUAL)

ROGER W. DEMOY and SANDRA L. DEMOY, husband and wife

hereinafter called grantor, convey(s) to
RAYMOND J. FINNEGAN and KAREN A. FINNEGAN, husband and wife

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

Lot 14, Block 9, SIXTH ADDITION TO SUNSET VILLAGE, in the
County of Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
SEE ATTACHED EXHIBIT "A"

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 \$59,500.00.

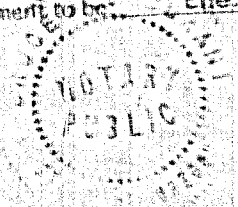
Dated this 11th day of August, 1978.

[Signatures of Roger W. Demoy and Sandra L. Demoy]

STATE OF OREGON, County of Klamath ss.

On this 12 day of August, 1978 personally appeared the above named
ROGER W. DEMOY and SANDRA L. DEMOY and acknowledged the foregoing

instrument to be their voluntary act and deed.



Be'ore me:

[Signature of Bruce L. Demant]
Notary Public for Oregon

My commission expires: 10-30-78

- The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject of 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,)
County of) ss.

I certify that the within instrument was received for record
on the _____ day of _____, 19____,
at _____ o'clock _____ M. and recorded in book _____
on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

After Recording Return to: TA donna
Send for statements:
same as below

Title

Deputy

EXHIBIT "A"

SUBJECT TO:

20734

1. Taxes for the year 1977-78 and thereafter, but not yet levied.
2. Regulations, including rules, covenants, conditions, rights and easements for the use and benefit of the entire subdivision.
3. Regulations, including rules, covenants, conditions, rights of way and easements of the South Klamath State Park.
4. Restrictions, including restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Sixth Addition to District 111.
5. Covenants, easements and restrictions, but excluding restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof recorded in Book 10, Page 8283.
6. Mortgages, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$30,500.00, dated:
 - : April 22, 1975
 - : April 24, 1975
 Mortgagor: : Robert W. Derry and Family, Lt. Derry, husband and wife.
 - : State of Oregon, represented and acting by the Director of Veterans' Affairs.
 Mortgagee: which grantees herein assume and agree to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
 on 19th day of September A. D. 1978 at 2:43 o'clock P.M., and
 duly recorded in Vol. 1478 of Deeds on Page 20733

Wm D. MILNE, County Clerk

By [Signature]

Fee \$6.00