

T/A 38-16127-S

WARRANTY DEED (INDIVIDUAL)

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55613

JAMES R. ZIGLER and NORA J. ZIGLER, husband and wife
hereinafter called grantor, convey(s) to

JOHN K. O'DONNELL and JILL M. O'DONNELL, husband and wife
all that real property situated in the County

Klamath State of Oregon, described as:

Lot 2, Block 11, Tract No. 1037, FIFTH ADDITION TO SUNSET VILLAGE
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 Fifth Addition Sunset Village, including 25 foot front set back line and 8 foot utility easement on rear.
5. Conditions and restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded June 13, 1972 in Book M-72 at page 6318 Microfilm Records, including 25 foot front set back line, 5 feet from side lot line and 20 feet along arterial street.

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 \$ 57,500.00

Dated this 20th day of September 19 78

James R. Zigler
JAMES R. ZIGLER
Nora J. Zigler
NORA J. ZIGLER

STATE OF OREGON, County of Klamath) ss.

On this date, September 20th, 19 78 personally appeared the above named James R. Zigler and Nora J. Zigler 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)

Zigler

TO

O'Donnell

After Recording Return to:

John K. & Jill O'Donnell
3415 Colorado
Klamath Falls, Oregon
97601

STATE OF OREGON,) ss.

County of Klamath)

I certify that the within instrument was received for record on the 26th day of Sept., 1978 at 3:39 o'clock PM, and recorded in book M78 on page 21355 Records of Deeds of said County.

Witness my hand and seal of County affixed.

William D. Milne

County Clerk

Title

By Bonnie Spitsch

Deputy

Fee \$5.00