

56127
+A38-16456-\$

WARRANTY DEED (INDIVIDUAL)

ALVA S. PENDELL, JR. and LEDITH I. PENDELL, husband and wife, hereinafter called grantor, convey(s) to

BENJAMIN D. MALONE, an estate fee simple all that real property situated in the County

of Klamath, State of Oregon, described as:

The Southerly 118 feet of the West 75 feet of the E¹/₂ of Lot 64 in FAIR ACRES SUBDIVISION, 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, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Reservations and restrictions, including the terms and provisions thereof, as set forth in deed from Walter T. Smith, et ux., to H. E. Webb, recorded July 10, 1929, in Book 86 at page 561, omitting restrictions herein, if any, based on race, color, religion or national origin.

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 \$ 39,000.00

Dated this 4th day of October, 1978

Alva S. Pendell, Jr.
Alva S. Pendell, Jr.
Ledith I. Pendell
Ledith I. Pendell

STATE OF OREGON, County of Klamath) ss.

On this date, October 4th, 1978 personally appeared the above named Alva S. Pendell, Jr. and Ledith I. Pendell 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)

PENDELL

TO

MALONE

After Recording Return to: T/A Susan

Taxes!
Dept. of Veterans Affairs
1225 MEADY Street
Salem, Oregon 97310

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 4th day of October, 1978 at 3:47 o'clock P.M. and recorded in book M78 on page 22141 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By Bernetha M. Hitch Deputy

Fee \$3.00