

56284

T/A # M-38-16542-4
WARRANTY DEED (INDIVIDUAL)Vol. m78 Page 22371

JAMES E. KEEFE

DAVID REESE JONES

, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:Lot 15, Block 5, Tract No. 1078, SECOND ADDITION TO KELENE GARDENS,
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 \$ 38,400.00.Dated this 4th day of October, 1978.James E KeefeSTATE OF OREGON, County of Klamath) ss.On this 4th day of October, 19 78 personally appeared the above named
James E. Keefe and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Parlene T. Addington
Notary Public for OregonMy commission expires: 3-22-81

* 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)

TO

After Recording Return to:

Mr. David Reese Jones
7724 Booth Rd., City, 97601

Send Tax Statements To:

First Nat'l. Bk

P.O. Box 3131

Portland, Oregon 97208

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.

Title

By _____ Deputy

22372

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. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Second Addition to Kelene 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 : September 17, 1974 Book: M-74 Page: 12277
 Amended : July 16, 1975 Book: M-75 Page: 8074
6. Trust Deed, including the terms and provisions thereof, recorded February 23, 1978 in book M-78 at page: 3434 in favor of First National Bank of Oregon, which grantees herein assume and agree to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica title Co.
 this 6th day of October A. D. 1978 at 3:34 clock PM., and
 duly recorded in Vol. M78, of Deed on Page 22371

Wm D. MILNE, County Clerk
 By Bernetha A. Kelsch
 Fee \$6.00