

56718

WARRANTY DEED (INDIVIDUAL)

Vol. ^m 78

Page

23048

JOHN L. SCHNEIDER and MARGARET M. SCHNEIDER, husband and wife

hereinafter called grantor, convey(s) to
 CLAUDE W. CROSS and VIRGINIA R. CROSS, husband and wife, tenants in
 common, all that real property situated in the County
 of Klamath, State of Oregon, described as:

Lot 4, Block 2, FIRST ADDITION TO MOYINA, in the County of Klamath
 State of Oregon.

SUBJECT TO:

1. Taxes for the year 1978-79 are now a line but not yet payable.

2. Regulations, including levies, assessments, water and irrigation rights
 and easements for ditches and canals, of First Addition to Moyina Water
 Improvement District.

3. Regulations, including levies, assessments, water and irrigation rights
 and easements for ditches and canals, of Moyina Heights Water District.

4. Regulations, including levies, liens, assessments, rights of way, and
 easements of the South Suburban Sanitary District.

5. Transmission easement, including the terms and provisions thereof,
 granted to The California Oregon Power Company, by an instrument recorded
 and covenant(s) that grantor is the owner of the above described property free of all encumbrances except Cont. ---
 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 \$ 51,500.00 *

Dated this 13th day of October 19 78

John L. Schneider

Margaret M. Schneider

STATE OF OREGON, County of Klamath) ss.

On this date, October 13th, 19 78 personally appeared the above named
John L. Schneider and Margaret M. Schneider 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)

SCHNEIDER

TO

CROSS

After Recording Return to: & Taxes to:
 Dept. of Veterans Affairs
 1225 Ferry St. S.E.
 Salem, Oregon 97310

STATE OF OREGON,)

) ss.

County of _____)

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.

By _____

Deputy

5. April 5, 1940 in Book 128 at page 267, Deed Records.
6. Restrictions, but omitting restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Moyina.
7. 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 May 6, 1960 in Book 321 at page 49.
8. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$24,000.00, dated April 30, 1974, recorded May 1, 1974 in Book M-74 at page 5413, which Buyers herein agree to assume and pay per the terms and conditions thereof.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title co.

this 16th day of October A. D. 1978 at 10:55 o'clock A.M., and
duly recorded in Vol. M78, of Deed s on Page 23048

Wm D. MILNE, County Clerk

By Barbara A. Holsch

Fee \$6.00

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