

A-29401

WARRANTY DEED

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56758

BEATRICE E. JOST, hereinafter called Grantor, conveys to FRANK R. and GAYLE D. KEPHART, husband and wife, hereinafter called Grantee, the following described real property:

Lot 40, Block 1, SUN FOREST ESTATES, according to the official plat thereof on file in the County Clerk of Klamath County, Oregon.

SUBJECT TO: Taxes for 1978-79 are now a lien but not yet payable. Taxes for 1977-78 are paid in the amount of \$37.06; ~~unpaid balance, \$1.39.~~ (Code #51-2310-3600 TL 500).

SUBJECT TO: Transmission Line Easement, including the terms and provisions thereof, given by Estelle Berry, aka Estelle M. Berry, a widow, to the United States of America, dated September 13, 1951, recorded October 9, 1951, in Deed Volume 250, page 282, records of Klamath County, Oregon.

SUBJECT TO: Easement, including the terms and provisions thereof, given by Jack C. Ecoff to the United States of America, dated June 12, 1972, recorded June 30, 1972, in Volume M72, page 7124, Microfilm Records of Klamath County, Oregon.

SUBJECT TO: Reservations and restrictions contained in the dedication of Sun Forest Estates.

SUBJECT TO: Articles of Association of Sun Forest Estate Property Owners, including the terms and provisions thereof, dated September 7, 1972, recorded September 10, 1972, in Volume M72, page 10581, Microfilm Records of Klamath County, Oregon.

SUBJECT TO: Building and Use Restrictions for Sun Forest Estates, dated May 8, 1972, recorded September 10, 1972, in Volume M72, page 10585, Microfilm Records of Klamath County, Oregon.

and covenants that Grantor is the owner of the above described property free of all encumbrances except as above described and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

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The true and actual consideration for this transfer
is \$26,500.00.

23110

DATED this 26 day of September, 1978.

Beatrice E. Jost
BEATRICE E. JOST

STATE OF OREGON)
County of Deschutes) ss

Personally appeared BEATRICE E. JOST and acknowledged
the foregoing instrument to be her voluntary act.

Paul Adams
NOTARY PUBLIC FOR OREGON

My Commission Expires: May 23, 1982

Send All Tax Statements to:

FRANK R. KEPHART

Star Rt., Box 1212
LaPine, OR 97739

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 16th day of October A. D. 1978 at 3:21 clock P.M. and

fully recorded in Vol. 478, of Deeds on Page 23109

Wm D. MILNE, County Clerk

Fee \$6.00

By Permetha A. Heloch

WARRANTY DEED - 2 and
Final

Robinson & Brown
ATTORNEYS AT LAW
128 N.E. FRANKLIN AVENUE
BEND, OREGON 97701