

56770

TA # M-38-16557-6

WARRANTY DEED (INDIVIDUAL)

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HAROLD O. BEEMAN and MILDRED M. BEEMAN, husband and wife

BRUCE C. MARTIN and SUSAN L. MARTIN, husband and wife

of Klamath, State of Oregon, described as:

Tract 94, PLEASANT HOME TRACTS, in the County of Klamath, State of Oregon.

Subject to:

1. Taxes for the yeat 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. Subject to the reservations and restrictions for ditch and pipelines and building restrictions easement, as set forth in deed from Charles W. Miller and Naomi Miller, husband and wife to Walter B. Mulligan and Velma Mulligan, recorded December 16, 1943 in Book 160 at page 471, Deed Records of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth hereinabove

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 \$ 40,500.00

Dated this 29th day of September, 19 78.

*Harold O. Beeman**Mildred M. Beeman*

STATE OF OREGON, County of Klamath) ss.

On this 29th day of September, 19 78, personally appeared the above named Harold O. Beeman and Mildred M. Beeman and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Harlene D. Addington
Notary Public for Oregon

My 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 & Mrs. Bruce C. Martin
1750 Hope, City 97601
Send Tax Statements To:
Klamath 1st Federal
540 Main, City, 97601

Form No. 0-960
(Previous Form No. TA 16)

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 16th day of October, 19 78 at 3:47 o'clock P.M. and recorded in book M78 on page 23132 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By *Berntha Adelsch* Deputy

Fee \$3.00