

56365

T/A#M-38-16655-9
WARRANTY DEED (INDIVIDUAL)Vol. 78 Page 23474

MARY M. SULLIVAN

NORA T. MURPHY

, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:

Lot 42 of OLD ORCHARD MANOR, in the City of Klamath Falls, in the County of Klamath County, State of Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1978-'79, now a lien not yet payable.
2. Rules and regulations of Klamath Irrigation District.
3. Restrictions as shown on the recorded plat of Old Orchard Manor.
4. Building set back lines as shown on plat.
5. An easement created by instrument, including the terms and provisions thereof recorded 1-23-51 Book 244 at page 613.
6. Covenants, easements and restrictions imposed by instrument, including the terms thereof, recorded 2-20-51, Book 245, page 361.

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 \$ 8,000.00.Dated this 18th day of October, 19 78.Mary M. SullivanSTATE OF OREGON, County of Klamath) ss.On this 18 day of OctoberMary M. Sullivan, 19 78 personally appeared the above namedinstrument to be her voluntary act and deed and acknowledged the foregoing

Before me

Berlene T. 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: and Send
Tax Statements to:Nora T. Murphy
935 Alondale
Klamath Falls, OR 97601

STATE OF OREGON,)

County of Klamath) ss.I certify that the within instrument was received for record
on the 19th day of October, 1978,
at 10:55 o'clock A M. and recorded in book M78
on page 23474 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Berlene T. Addington

Deputy

Fee \$3.00