

57317

M-16634-2
WARRANTY DEED (INDIVIDUAL) Vol. 18 Page 24017

RONALD D. BAXTER and VALORIE E. BAXTER, husband and wife

hereinafter called grantor, convey(s) to

CLIFFORD P. LONG

all that real property situated in the County

of Klamath, State of Oregon, described as:Lot 5, Block 6, Tract No. 1016, GREEN ACRES, in the County of
Klamath, State of Oregon.

Subject to:

1. An easement created by instrument, including the terms and provisions thereof, recorded: October 26, 1946 in Book: 107 at Page: 413 in favor of The California Oregon Power Company for Pole Line. (SE $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 1, Twp 39 S., R 8 EWM)2. An easement created by instrument, including the terms and provisions thereof, Recorded: March 31, 1950 in Book: 237 at Page: 641 in favor of: R.P. Breitenstein, et ux for: Road purposes along North line of SE $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 1.

3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Green Acres.

4. 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: July 24, 1970 in book M70 and covenant(s) that grantor is the owner of the above described property free of all encumbrances except at page 6147

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 \$ 59,000.00.Dated this 24th day of October, 19 78Ronald D. Baxter
Valorie E. BaxterSTATE OF OREGON, County of Klamath) ss.On this 24th day of October, 19 78 personally appeared the above namedRonald D. Baxter and Valorie E. Baxter and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Marlene V. 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:

Clifford P. Long
P.O. Box 644
Klamath Falls, Oregon 97601
Send tax statements to:
Dept. of Veterans' Affairs
1225 Ferry S.E.
Salem, Oregon 97310Form No. 0-960
(Previous Form No. TA 16)

STATE OF OREGON,)

) ss.

County of Klamath)I certify that the within instrument was received for record on the 25th day of October, 1978, at 3:46 o'clock PM, and recorded in book M78 on page 24017 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Sandra S. Smith

Deputy

Fee \$3.00