

WALTER H. MAGBY and FRED A. I. MAGBY, husband and wife

LOIS JOHNSON, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 4, Block 11, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Taxes for the fiscal year 1978-'79, a lien not yet payable. 2. Restrictions as shown on the recorded plat of Tract No. 1064, First Addition to Gatewood. 3. Covenants, easements and restrictions, imposed by instrument recorded 9-3-76 in Book M76 at page 13888. 4. An easement created by instrument, including terms and provisions thereof recorded May 18, 1907 in Book 22 at page 479. 5. Mortgage, including the terms and provisions thereof, recorded February 21, 1978 in Book M78 at page 3196, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which Mortgage the Grantee herein assumes and agrees to pay according to the terms contained therein.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except See attached exhibit "A"

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 \$ 49,900.00 \*

Dated this 24th day of October, 19 78.

Walter H. Magby  
Fred A. I. Magby

STATE OF OREGON, County of Klamath ) ss.

On this 25th day of October

Walter H. Magby and Fred A. I. Magby, 19 78 personally appeared the above named instrument to be their voluntary act and deed.

Before me:

Marlene 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: Lois Johnson  
4301 Myrtlewood Dr.  
Klamath Falls, Oregon  
97601

Send tax statements to: Dept. of Veterans Affairs  
1225 Ferry S.E.  
Salem, Oregon 97310

Form No. 9-960  
(Previous Form No. TA 16)

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 25th day of October, 19 78, at 3:46 o'clock P M. and recorded in book M78 on page 24020 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By Bernhard J. Gutsch Deputy

Fee \$3.00