

57825

WARRANTY DEED (INDIVIDUAL)

Vol. 78Page 24818

WESTON L. HERBERT and STELLA ELIZABETH HERBERT, husband and wife, as
~~to an undivided interest, and ROBERT D. WAITS and SANDRA GAIL WAITS~~
~~husband and wife, as to an undivided interest, remainder called grantor, convey(s) to~~
JERALD S. ROGERS and DIANE M. ROGERS, husband and wife

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

Lots 6 and 7, PIEDMONT HEIGHTS, a subdivision in the County of Klamath,
 State of Oregon, and being more particularly described as follows:
 Beginning at a point on the West line of Lot 6, PIEDMONT HEIGHTS, from which
 the Southwesterly corner of said Lot 6 bears South 0° 27' East 150 feet
 distant; thence East 200 feet; thence North 0° 27' West 100 feet; thence
 West 200 feet to the West line of Lot 6; thence South 0° 27' East 100 feet
 to the point of beginning.

SUBJECT TO:

1. Taxes for the year 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. Agreement, including the terms and provisions thereof, between Blanche H. Balsiger, a widow, First Party, and Ronald E. Phair and Lorraine Phair, husband and wife, Second Parties, dated December 9, 1963, recorded December 23, 1963, in Book 350 at page 63, Deed Records, being for the use of a water well.
4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Laurelhurst Park Improvement Dist. and covenants that grantor is the owner of the above described property free of all encumbrances except those stated above.

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 10th day of October, 19 78.

Weston L. Herbert

Robert D. Waits

Stella Elizabeth Herbert

Sandra Gail Waits

STATE OF OREGON, County of Klamath ss.

on this date, October, 19 78

Weston L. Herbert and Sandra Elizabeth Herbert personally appeared the above named instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Notary Public for Oregon

My commission expires: 4-5-82

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: 1 TAXES:
Dept. of Veterans Affairs
1225 Ferry St. S.E.
Salem, Oregon 97310

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M. and recorded in book _____ on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____

Deputy

STATE OF OREGON,

County of Klamath

ss.

FORM NO. 23 - ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 2nd day of November, 1978, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Robert D. Waits and Sandra Gail Waits

known to me to be the identical individual s. described in and who executed the within instrument and acknowledged to me that their executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

[Signature]
Notary Public for Oregon.
My Commission expires 4-5-82

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

on 2nd day of November A. D. 1978 at 3:35 o'clock P.M., and duly recorded in Vol. 51785, of Deeds on Page 24818

Wm. D. MILNE, County Clerk

Fee \$6.00

By Bernice A. Hetcher