

58169

M-16580-6
WARRANTY DEED (INDIVIDUAL)

Vol.

M
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25335

RONALD L. TOMPKINS and PAMELA G. TOMPKINS, husband and wife

CHARLES EDWARD MONSCHEIN

, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:Lot 89 in MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR,
in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Rules, regulations and statutory powers of Klamath Irrigation Dist.
2. Restrictions as shown on the recorded plat of Merryman's Replat of vacated portion of Old Orchard Manor.
3. Covenants, easements and restrictions imposed by instrument, including the terms and provisions thereof, recorded February 20, 1951 in Book 245 at page 361.
4. Mortgage, including the terms and provisions thereof, recorded January 31, 1978 in Book M78 at page 1899, 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.

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 \$ 48,500.00.Dated this 8th day of November, 19 78.*Ronald L. Tompkins**Pamela G. Tompkins*STATE OF OREGON, County of Klamath) ss.On this 9th day of NovemberRonald L. Tompkins and Pamela G. Tompkins, 19 78 personally appeared the above named instrument to be in 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:

Tax statements to:

Charles Edward Monschein
1121 Merryman Dr.
Klamath Falls, Oregon
97601

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record
on the 9th day of November, 1978,
at 3:47 o'clock P. M. and recorded in book M78
on page 25335 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By *Bernice A. Hetch* Deputy

Fee \$3.00