

58471

WARRANTY DEED (INDIVIDUAL)

Vol. ^m 78

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HENRY J. CALDWELL JR.

_____, hereinafter called grantor, convey(s) to
 MICHAEL L. SCHNEYDER AND CAROLYN J. SCHNEYDER, husband and wife as to an undivided $\frac{1}{2}$
 interest and GLEN MAGUIRE AND BONNIE J. MAGUIRE, _____ all that real property situated in the County
 of Klamath _____, State of Oregon, described as: husband and wife as to an undivided $\frac{1}{2}$
 interest

Lot 17, Block 2, BRYANT TRACTS #2, in the County of Klamath, State of Oregon.

SUBJECT TO: (see attached exceptions)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____
 as listed on attached sheet

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 \$ 35,000.00

Dated this 14th day of November, 19 78.

Henry J. Caldwell Jr.
 HENRY J. CALDWELL JR.

STATE OF OREGON, County of Klamath _____) ss.

On this 14th day of November, 19 78 personally appeared the above named
 Henry J. Caldwell Jr. _____ and acknowledged the foregoing
 instrument to be his _____ voluntary act and deed.

Before me:

Julie J. Farrell
 Notary Public for Oregon

My commission expires: 2/14/81

* 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)

Caldwell

TO

Schneyder

After Recording Return to:

Mr. and Mrs. Michael Schneyder
 & Mr. and Mrs. Glen Maguire
 1719 Winona Way, K. Falls, OR

SEND TAX STATEMENTS TO:

Same as now listed on tax statements

STATE OF OREGON, _____)

) ss.

County of _____)

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

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1. Taxes for the year 1978-79 payable in the amount of \$479.18,
(CODE 41 MAP 3809-3440 TL 6100)

2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.

4. Reservations and restrictions in that certain deed executed by J.F.D. Bryant and Frieda E. Bryant, husband and wife to Y. W. Stalford and Mary Stalford, dated February 1, 1938, recorded February 19, 1938 in Book 114 at page 293, Deed Records of Klamath County, Oregon.

5. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$27,900.00

Dated : March 1, 1977

Recorded : March 4, 1977

Trustor

Book: M-77 Page: 5551

: Ben D. Curtis and Cecelia F. Curtis, husband and wife

Trustee : Mountain Title Company,
Beneficiary : First National Bank of Oregon.

which grantees herein agree to assume and pay.

6. Instrument appointing successor trustee

Recorded : February 7, 1978

Trustee

: Richard A. Edwards

Book: M-73 Page: 2202

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 16th day of November A. D. 1978 at 11:19 o'clock AM., on

filed recorded in Vol. M78, of Deeds on Page 25873

Wm D. MILNE, County Clerk.

By Bernetha H. Hetsch

Fee \$6.00