

58825

T/A #M-38-17027-3M  
WARRANTY DEED (INDIVIDUAL) Vol. 78 Page 26464

BRUCE S. JENSEN and ROBERTA L. JENSEN, husband and wife

ALBERT M. WAGNER and MARILYN K. WAGNER, husband and wife

of Klamath, State of Oregon, described as:

Lot 46, LAMRON HOMES, in the County of Klamath, State of Oregon.

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Restrictions, but omitting restrictions, as shown on the recorded plat of Lamron Homes, 15 foot building set back lines and 8 foot sewer easement along back lot lines.
4. Covenants, easements and restrictions, recorded July 28, 1958 in book 301 at page: 380, recorded March 19, 1959 in book 310 at page: 638.

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 \$ 46,500.00

Dated this 22nd day of November, 1978

*Bruce S. Jensen*  
*Roberta L. Jensen*

STATE OF OREGON, County of Klamath ) ss.

On this 22nd day of November, 1978 personally appeared the above named  
 Bruce S. Jensen and Roberta L. Jensen and acknowledged the foregoing  
 instrument to be their voluntary act and deed.



Before me:

*Darlene T. 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:  
 Mr. & Mrs. Albert M. Wagner  
 5031 Sturdivant  
 Klamath Falls, Oregon 97601  
 Send Tax Statements To:  
 Dept. of Veterans' Affairs  
 1225 Ferry S.E.  
 Salem, OR 97310

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record  
 on the 22nd day of November, 1978,  
 at 3:40 o'clock P.M. and recorded in book M78  
 on page 26464 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clrk

Title

By

*Bernice A. Helich*

Deputy

Fee \$3.00