

60231

7A38-17325-M

WARRANTY DEED (INDIVIDUAL) Vol. 1178 Page 28757

JAMES ROGER CLOSSON

WILLIAM R. NICHOLSON, JR.

, hereinafter called grantor, convey(s) to

of Klamath

, State of Oregon, described as:

all that real property situated in the County

Lot 10, Block 4, Tract No. 1087, FIRST ADDITION TO BANYON PARK, in the
County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
2. Reservations, restrictions and recitals contained in that certain deed dated October 23, 1948 and recorded October 28, 1948 in Book 226, page 191, Deed Records of Klamath County, Oregon.
3. Covenants, easements and restrictions imposed by instrument recorded December 23, 1974 in Book M-74 on Page 16182.
4. Restrictions as shown on the recorded plat of First Addition to Banyon Park.
5. Mortgage dated February 4, 1977, recorded February 4, 1977 in Book M-77 on page 2161, which the Grantee agrees to assume and pay.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
as shown 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 \$ 42,823.00 .

Dated this 27th day of December, 1978.



STATE OF OREGON, County of Klamath) ss.

On this 27th day of December, 1978 personally appeared the above named
James Roger Closson and acknowledged the foregoing
instrument to be his voluntary act and deed.

Before me:

Barlene L. 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: + tapes
Mr. William R. Nicholson, Jr.
4770 CLIMAX #1
KLAMATH FALLS, OREGON
97601

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record
on the 27th day of December, 1978
at 3:29 o'clock P.M. and recorded in book M-78
on page 28757 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Jacqueline J. Mettee Deputy

Fee \$3.00