

38-17222-J

61251

WARRANTY DEED (INDIVIDUAL) Vol. ^m 79 Page 1459

ORVAL K. MUSGROVE and FERN M. MUSGROVE, husband and wife

EMIL LUDWIG SEIDEL and IRENE J. SEIDEL, husband and wife

of Klamath, State of Oregon, described as:

Tract 31 of TOWNSEND TRACTS, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls. 2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District. 3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District. 4. Reservations and restrictions contained in Warranty Deed recorded February 27, 1947 in Book 203 at page 19, Deed Records of Klamath County. 5. An easement created by instrument, including the terms and provisions thereof, dated February 15, 1947 and recorded February 27, 1947 in Book 203, page 21 for a 5 foot easement on the North end of Tract 31 for irrigation purposes.

and covenant(s) 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 \$ 38,000.00.

Dated this 17 day of January, 1979.

Orval K. Musgrove by Fern Musgrove
ORVAL K. MUSGROVE
Fern M. Musgrove
FERN M. MUSGROVE

STATE OF OREGON, County of KLAMATH) ss.

on this date, January 17, 1979 personally appeared the above named *Orval K. Musgrove by Fern Musgrove POA & Fern M. Musgrove* and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Donna K. Rick
DONNA K. RICK
NOTARY PUBLIC-OREGON
My Commission Expires 7/21/79

Notary Public for Oregon
My commission expires:

- * 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)

MUSGROVE
TO

SEIDEL

After Recording Return to: TA Donna

Send Tax Statements To:

Department of Veterans Affairs
1225 Ferry St. S.E.
Salem, Oregon 97310

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 17th day of January 1979 at 3:24 o'clock P. M. and recorded in book 1459 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By *Donna K. Rick*

Fee \$3.00

Deputy