

61263

WARRANTY DEED (INDIVIDUAL)

RICHARD D. HARRY

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WILLIAM O. NELSON and TRUDY D. NELSON, husband and wife
 of Klamath, State of Oregon, described as: hereinafter called grantor convey(s) to
 all that real property situated in the County

Lot 8, Block 38, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS,
 in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Reservations and restrictions contained in deed from Hot Springs Company to Effie S. Wiley recorded in Book 26 at page 168 of Klamath County Deed Records, as follows: (a) Subject to the reservations set forth in the dedication of the aforesaid Hot Springs Addition. (b) Grantee hereby agrees that she will build no dwelling house on said premises to cost less than \$2,000.00 nor any building nearer than 30 feet from the front line of said lot.
2. Trust Deed, including the terms and provisions thereof, dated: June 28, 1976 and recorded: June 30, 1976 in Book: M-76 at Page: 9912 and in favor of Klamath First Federal Savings and Loan, which grantees herein agree and assume 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 \$ 70,000.00

Dated this 11th day of January, 19 79

Richard D. Harry

STATE OF OREGON, County of Klamath) ss.

On this 11th day of January, 19 79 personally appeared the above named
Richard D. Harry and acknowledged the foregoing
 instrument to be his voluntary act and deed.

Before me:

Rusan C. Patke

Notary Public for Oregon

My commission expires: 11/2/82

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:

Wm. D. Milne
 743 Eldorado
 Klamath Falls, Oregon 97601
 & send tax statements to
 Klamath First Federal Savings
 540 Main Street
 Klamath Falls, Oregon 97601

Form No. 0-900
 (Previous Form No. TA 16)

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record
 on the 17th day of January, 19 79

at 3:25 o'clock P M. and recorded in book M79
 on page 1478 Records of Deeds of said County.

Witness my hand and seal of County affixed

Wm. D. Milne

County Clerk

By *Dorothy Whitel*

Fee \$3.00