

38-17352-D

JAMES ALBERT GRAY, JR. and CORALEE GRAY, husband and wife

ROBERT W. PHELPS, JR. and NANCY J. PHELPS, husband and wife, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:

The S 1/2 of Tract 24, KEILSMEIER ACRE 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 for Enterprise Irrigation District. 3. Regulations for South Suburban Sanitary District. 4. An easement recorded August 26, 1935 in book 100 at page 642 for rights of way for irrigation ditches and reservations. 5. The carport, garage and chicken house belonging to the property adjoining on the North boundary of the here-in described land encroaches into this property as disclosed by law Suit 64-167 Equity, together with the terms and provisions of the decree entered therein. (Decree permits continuation of encroachment for present uses.)

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 \$ 42,000.00

Dated this 23 day of January, 1979

James Albert Gray Jr.
JAMES ALBERT GRAY, JR.
Coralee Gray
CORALEE GRAY

STATE OF OREGON, County of KLAMATH ) ss.

ON THIS DATE, JANUARY 23, 1979 personally appeared the above named James Albert Gray, Jr. and Coralee Gray, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

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)

GRAY
TO
PHELPS

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, )
) ss.
County of Klamath )

I certify that the within instrument was received for record on the 24th day of January, 1979 at 10:30 o'clock A.M. and recorded in book 1479 on page 2013 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By Bernetha Whitcomb Deputy
Fee \$3.00