

-WARRANTY DEED-

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LARRY E. BARABOO

and AUGUSTA BARABOO, Grantor, warrants and conveys to ARTHUR R.

BREITENSTEIN and ELLEN E. BREITENSTEIN, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

The East 92 feet of Lot 39 and the East 92 feet of the South 139.2 feet of Lot 40, Fairacres Subdivision Number One, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; assessments and charges of the City of Klamath Falls for monthly water and/or sewer service; 1978-79 taxes are now a lien but not yet payable; 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 Twenty Seven Thousand Five Hundred and No/100ths (\$27,500.00) DOLLARS.

Return to: Until a change is requested, all tax statements shall be mailed to: Art Breitenstein PO Box 744 K. Falls

DATED this 19 day of Sept, 1978.

STATE OF OREGON)
County of Klamath)

ss.

9/19 Larry E. Baraboo 1978.

Personally appeared the above-named Larry E. Baraboo and Augusta Baraboo and acknowledged the foregoing instrument to be his voluntary act.
Before me:

[Signature]
Notary Public for Oregon
My Commission expires: 8-5-79

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Klamath County Titel Co

on the 25th day of January A. D. 1979 at 3:03 clock P.M., and

is recorded in Vol. 1179 of Deeds on Page 2168

By Wm D. MILNE, County Clerk
Bernetha H. Hirsch

Fee \$3.00

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

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