

63110

WARRANTY DEED (INDIVIDUAL)

Vol. ^M 79 Page 4373

MAURICE E. BERCOT

DAVID H. CHALLBURG AND DEBORAH A. CHALLBURG, HUSBAND AND WIFE, hereinafter called grantor, convey(s) to

of KLAMATH, State of Oregon, described as: all that real property situated in the County

Lot 32, Block 15, FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Regulations for the City of Klamath Falls, 2. An easement recorded May 18, 1907 in Book 22 at page 479 in favor of United States of America. 3. An easement recorded May 15, 1945 in Book 176 at page 284 in favor of California Oregon Power Company for Right of way for pole lines. 4. Restrictions on the recorded plat of First Addition to Gatewood. 5. Covenants, easements and restrictions recorded September 3, 1976 in Book M-76 at page 13888.

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 \$ 47,000.00 *

Dated this 27th day of February, 19 79.

Maurice E. Bercot

STATE OF OREGON, County of Klamath) ss.

on this date, February 27, 19 79 personally appeared the above named instrument to be his voluntary act and deed.

Before me:

Julie J. J. J.
Notary Public for Oregon

My commission expires: 2/14/81

- * 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:
Mr. & Mrs. David H. Challburg
5018 Ankeny
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO:
Security Savings & Loan
P.O. Box 1921
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 February, 19 79 at 3:28 o'clock P. M. and recorded in book M79 on page 4373 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By

Bernetha J. Litch

Deputy

Fee \$3.00