

JAMES WILLIAM WESLEY

ROBERT WONG and SHUI CHUN WONG, husband and wife, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:

Lot 96, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR,
in the City of Klamath Falls, in the County of Klamath, State of Oregon.

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Restrictions, set back provisions and utility easements, as delineated on the recorded plat, but omitting restrictions, if any, based on race, color, religion or national origin.
3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, recorded February 20, 1951 in Book: 245 at page: 361.

79 MAR 2 PM 3 33

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 \$ 46,900.00

Dated this 2nd day of March, 19 79.

James William Wesley

STATE OF OREGON, County of Klamath) ss.

On this 2nd day of March

James William Wesley

instrument to be his voluntary act and deed.

Before me:

Susan 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:

Mr. & Mrs. Robert Wong
1023 Merryman
Klamath Falls, Oregon 97601

Send tax statements to:
Dept. of Veterans Affairs
1225 Ferry S.E.
Balem, Oregon 97310

Form No. 0-960
(Previous Form No. TA 16)

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record
on the 2nd day of March, 1979,
at 3:33 o'clock P.M. and recorded in book M79
on page 4736 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Berntha D. Detch

Deputy

Fee \$3.00