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64448

WARRANTY DEED (INDIVIDUAL)

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DAVID L. KENT AND KAREN A. KENT, husband and wife
GEORGE MICKA AND FLORENCE BEVERLY MICKA, husband and wife
of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 4, Block 4, Tract No. 1087 FIRST ADDITION TO BANYON PARK, in the County of Klamath, State of Oregon

Subject to:

1. Regulations of the City of Klamath Falls
2. Regulations of the South Suburban Sanitary District
3. Reservations recorded October 28, 1948 in Book 226 page 191
4. Covenants, easements and restrictions recorded December 23, 1974 in Book M-74 page 16182
5. Restrictions as shown on the recorded plat
6. Mortgage dated April 22, 1976 and recorded April 23, 1976 in Book M-76 page 5976 with Mortgagor being Gerald L. Brown and Dawn P. Brown and the Mortgagee being the State of Oregon, Department of Veterans Affairs, which the grantees 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 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 \$ 49,400.00 *

Dated this 22 day of March, 1979.

David L. Kent
Karen A. Kent

STATE OF OREGON, County of Klamath) ss.

David L. Kent & Karen A. Kent, 1979 personally appeared the above named instrument to be their voluntary act and deed.

Before me:

Donna K. Rick
DONNA K. RICK
NOTARY PUBLIC-OREGON
My Commission Expires 12/1/79

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)

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TO

After Recording Return to: Donna
send tax statements to:
Donna as know listed

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 22nd day of March, 1979, at 3:22 o'clock P M. and recorded in book M79 on page 6521 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By Bernetha Whitlock Deputy

Fee \$3.00