

1938-18112-2

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, made as of this 5th day of April, 1979, that EMMA J. CARTER, Grantor, for the consideration hereafter stated, has bargained and sold and by these presents does grant, bargain, sell, and convey unto EDMOND W. ANDERSCH and BARBARA A. ANDERSCH, husband and wife, Grantees, the following-described premises in Klamath County, Oregon, to wit:

Lots 10, 11, 12, 13, 14, and 15 in Block 6 of SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof.

## SUBJECT TO:

(1) Zoning ordinances, building and use restrictions, reservations in Federal patents, beneficial utility easements of record and those apparent to the land and common to real estate in the area;

(2) Regulations, including levies, liens, and utility assessments of the City of Klamath Falls.

The true and actual consideration for this transfer is \$100,000.00.

TO HAVE AND TO HOLD the premises with their appurtenances unto the said Grantees, their heirs, devisees, grantees, and assigns forever.

The Grantor hereby covenants with the Grantees, their heirs, devisees, grantees, and assigns, that she is the owner in fee simple of said premises; that they are free of all encumbrances except those above set forth, and that she will warrant and defend the same from all lawful claims except those above set forth which the Grantees have agreed to take subject to.

IN WITNESS WHEREOF, she has set her hand the day and year first herein written.

*Emma J. Carter*  
Emma J. Carter

STATE OF OREGON )  
County of Clackamas ) SS

On this 2nd day of April, 1979, personally appeared the above-named Emma J. Carter and acknowledged the foregoing instrument to be her voluntary act and deed. BEFORE ME:

(SEAL)

*James A. Jung*  
Notary Public for Oregon  
My Commission expires: June 20, 1980

After recording return to:

Mr. and Mrs. Edmond W. Andersch  
619 Mt. Whitney St.  
Klamath Falls, Oregon 97601

Until a change is requested all tax statements shall be sent to the following names and address:

Mr. and Mrs. Edmond W. Andersch  
619 Mt. Whitney St.  
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 17th day of April A. D. 1979 at 10:32 clock A.M., and

duly recorded in Vol. 79, of Deeds on Page 8370

Wm D. MILNE, County Clerk

*Bernice H. Letsch*

Fee \$3.00

WM. GANONG  
LAWYER  
P. O. BOX 57  
KLAMATH FALLS, ORE.  
97601  
(503) 882-7228

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