

1772-6-D

WARRANTY DEED (INDIVIDUAL) Vol. <sup>m</sup> 79 Page 8773

65813

KARL W. SPALT, who aquired title as CARL W. SPALT AND JUDITH A. SPALT, husband and wife, hereinafter called grantor, convey(s) to  
 GARY L. BRONKEY AND JUDY BRONKEY, husband and wife  
 all that real property situated in the County  
 of Klamath, State of Oregon, described as:

Lot 6, LOMA LINDA HEIGHTS TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, EXCEPT the Easterly 2½ feet as measured parallel to Hillside Street as in documents recorded December 17, 1974 in Book M-74 at page 15974, Microfilm Records.

Subject to: 1. Regulations for the City of Klamath Falls. 2. Restrictions on the recorded plat of Loma Linda Heights, including 20 foot front set back and a 6 foot sewer and utility easement along the back of said lot. 3. Covenants, easements and restrictions, recorded August 5, 1955 in Book 276 at page 330, amended January 5, 1956 in Book 280 at page 263. 4. An easement created by instrument recorded October 23, 1956 in Book 287 at page 400 in favor of California Oregon Power Company for transmission and distribution of electricity (covers additional property)

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 \$ 82,250.00.\*

Dated this 19 day of April, 1979.

Karl W. Spalt  
 Karl W. Spalt

Judith A. Spalt  
 Judith A. Spalt

STATE OF OREGON, County of Klamath ) ss.

Karl W. Spalt & Judith A. Spalt personally appeared the above named instrument to be their voluntary act and deed.

Before me:

Donna K. Rick  
 DONNA K. RICK  
 NOTARY PUBLIC-OREGON

Notary Public for Oregon

My commission expires: 4/21/79

- \* 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: Ta donna  
 send tax statements to:  
 Dept. of Veterans Affairs  
 1225 Ferry St. S. E.  
 Salem, Oregon 97310

STATE OF OREGON, )

) ss.

County of Klamath )

I certify that the within instrument was received for record on the 19th day of April, 1979, at 3:48 o'clock P M. and recorded in book M79 on page 8773 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernada Shetsch

Deputy

Fee \$3.00