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T/A 38-18504-M

WARRANTY DEED (INDIVIDUAL) Vol. 79 Page 9685

WALLACE G. WELMAN and CHARLOTTE W. WELMAN, husband and wife

JOSIE E. DETZ, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:

Lot 4, Block 3, MAZAMA GARDENS, 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) Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
- 3) Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Mazama Gardens.
- 4) Covenants, easements and restrictions, imposed by instrument, including the terms thereof, recorded September 19, 1968 in Book M-68 at Page 8485.
- 5) Trust Deed dated August 13, 1974, recorded August 16, 1974 in Book M-74 at Page 9998, which the Grantees herein agree to assume and pay.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as shown above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

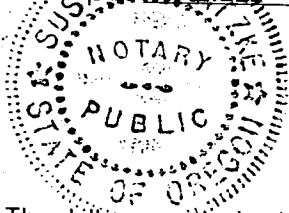
The true and actual consideration for this transfer is \$ 59,000.00.

Dated this 27th day of April, 19 79.

Wallace G. Welman  
Charlotte W. Welman

STATE OF OREGON, County of Klamath ) ss.

DATED ON THIS 27th DAY OF APRIL, 19 79 personally appeared the above named Wallace G. Welman and Charlotte W. Welman and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Susan C. Patzke

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)

WELMAN  
TO  
DETZ

After Recording Return to:  
Jossie E. Detz  
3810 Mazama Drive  
Klamath Falls, Oregon 97601  
Taxes: Klamath First Federal  
540 Main Street  
Klamath Falls, Oregon 97601

STATE OF OREGON, )  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 30th day of April, 19 79, at 10:25 o'clock A M. and recorded in book 179 on page 9685 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By Bernice A. Schuch Deputy

Fee \$3.00