

68527

T/A 38-18745-M

WARRANTY DEED (INDIVIDUAL) Vol. 79 Page 13251

CHARLES FRANKLIN EREKSON AND SUE ELLEN EREKSON, Husband and Wife

JOHN MURMALO AND MARJORIE ELLEN MURMALO, Husband and Wife

of Klamath, State of Oregon, described as:

Lot 1, Block 4, Tract 1035 GATEWOOD, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Right of Way, including the terms and provisions thereof, from H. E. Ankeny, et ux., and R. E. Cantrall, et ux., to United States of America, dated June 26, 1905, recorded May 18, 1907 in Book 22 at page 479, Deed Records of Klamath County, Oregon. (No specific location of record) 2. Set back provisions as delineated on the recorded plat, 25 feet from front lot line on all lots and 20 feet along side street lines. 3. Utility easements as delineated on the recorded plat. 4. Trust Deed dated October 24, 1973 and recorded November 15, 1973 to Equitable Savings and Loan Association, which grantees herein agree to assume and pay.* M-73 at Page 15072

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 \$ 53,000.00

Dated this 6th day of June 1979

CHARLES FRANKLIN EREKSON

SUE ELLEN EREKSON

STATE OF OREGON, County of Klamath) ss.

On this 6th day of June 1979 personally appeared the above named Charles Franklin Erikson and Sue Ellen Erikson and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 3-22-81

- * 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)

Erikson

TO

Murmalo

After Recording Return to:
Mr. and Mrs. John Murmalo
4948 Gatewood
Klamath Falls, Oregon 97601
Taxes: Same as Above

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 6th day of June 1979 at 3:25 o'clock P.M. and recorded in book 179 on page 13251 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By Bernetha W. Hetsch Deputy

Fee \$3.00