

68623

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WARRANTY DEED (INDIVIDUAL)

HARRY F. EGBERT and MARIA M. EGBERT, Husband and wife

, hereinafter called grantor, convey(s) to

ELWIN L. MAXWELL and OPAL M. MAXWELL, Husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

Lot 5, Block 1, FIRST ADDITION TO MOYINA, in the County of Klamath, State of Oregon.

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

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 \$ 53,900.00.Dated this 7th day of June, 19 79.Harry F. Egbert
HARRY F. EGBERTMaria M. Egbert
MARIA M. EGBERTSTATE OF OREGON, County of Klamath ss.June 7, 19 79 personally appeared the above named
HARRY F. EGBERT and MARIA M. EGBERT and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Susan C. Patke
Notary Public for OregonMy 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)

TO

After Recording Return to:

Mr. & Mrs. Elwin L. Maxwell
1040 Carlson, Ory. 97601
Klamath Falls, Oregon
Dept. of Veterans Affairs
1225 Ferry St. S.E.
Salem, Oregon 97310

Form No. 0-960
(Previous Form No. TA 16)

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was received for record
on the _____ day of _____, 19 _____
at _____ o'clock _____ M. and recorded in book _____
on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____ Deputy

SUBJECT TO:

- 1) Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
- 2) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Moyina Heights Water District.
- 3) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of First Addition to Moyina Water Improvement District.
- 4) An easement created by instrument, including the terms and provisions thereof,
Dated : March 11, 1940
Recorded : April 5, 1940 Book: 128 Page: 267
In Favor Of : The California Oregon Power Company
For : Transmission line. (No exact location given.)
- 5) Restrictions, set back provisions and utility easements, as delineated on the recorded plat, but omitting restrictions, if any, based on race, color, religion or national origin.
- 6) Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
Recorded : May 6, 1960 Book: 321 Page: 49

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.this 7th day of June A. D. 1979 at 10 o'clock P M., ortruly recorded in Vol. 470, of Deeds on Page 13406

Wm D. MILNE, County Clerk

By Bernetha D. Hetch

Fee \$6.00