

71723

WARRANTY DEED (INDIVIDUAL)

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MAXINE A. MORGAN

RICHARD H. MARIATT

, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:

Lot 3, Block 4, RIVERVIEW SECOND ADDITION, in the County of Klamath, State of Oregon.

SUBJECT TO:

- 1) Trust Deed, including the terms and provisions thereof, recorded August 1, 1979, in Book M-79, at page 18389, in favor of Donald R. Crane, as Conservator for Marcene F. Ochoa, which Grantee herein agrees to assume and pay.
- 2) Mortgage, including the terms and provisions thereof, dated July 31, 1979, recorded August 1, 1979 in Book M-79 at page 18391, in favor of Boyd J. Jackson, which the Grantee herein agrees to assume and pay.

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

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 \$ 18,000.00 *Dated this 31st day of July, 1979.Maxine A MorganSTATE OF OREGON, County of Klamath) ss.

DATED ON THIS 31st DAY OF JULY, 1979 personally appeared the above named MAXINE MORGAN and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Darlene V. Addington

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)

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TO

After Recording Return to:

Certified Mortgage Company
836 Klamath Avenue
Klamath Falls, Oregon 97601

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 1st day of August, 1979, at 3:33 o'clock PM. and recorded in book M79 on page 18393 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernetha A. Helsch

Fee \$3.50

Deputy