

38-19340-9-J.
72350

WARRANTY DEED (INDIVIDUAL) Vol. ^m 79 Page 19378

BERNARD D. DOUGLAS and SANDRA D. DOUGLAS, husband and wife
hereinafter called grantor, convey(s) to
FRANK A. RAUGUST and BONNIE J. RAUGUST, husband and wife
all that real property situated in the County
of KLAMATH, State of Oregon, described as:

Tract 29, YALTA GARDENS, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Regulations for the City of Klamath Falls.
2. Regulations of Enterprise Irrigation District.
3. Regulations of the South Suburban Sanitary District.
4. Restrictions, as shown on the recorded plat, as follows:
"building set backs and public utility easement as set out on
the plat."
5. Reservations and restrictions contained in a deed recorded
March 23, 1948 in Book 218 at page 303.
6. Trust Deed, recorded September 19, 1973 in Book M-73 at page
12711, WHICH GRANTEES HEREIN AGREE TO ASSUME AND PAY IN FULL.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
those stated above.

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

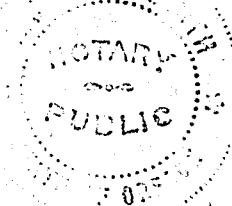
The true and actual consideration for this transfer is \$ 43,500.00.

Dated this 14th day of AUGUST, 19 79.

Bernard D. Douglas
BERNARD D. DOUGLAS
Sandra D. Douglas
SANDRA D. DOUGLAS

STATE OF OREGON, County of KLAMATH) ss.

on this date, August 14, 19 79 personally appeared the above named
Sandra D. Douglas and acknowledged the foregoing
instrument to be her voluntary act and deed.



Before me:

Nancy Smith
Notary Public for Oregon

My commission expires: 2-20-82

- * 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)

DOUGLAS

TO

RAUGUST

After Recording Return to:

Mrs. Frank A. Raugust
15004 Freeman Ave.
Lawndale, California 90260
SEND TAX STATEMENTS TO
Mrs. Frank A. Raugust
1828 Kane
Klamath Falls, Ore. 97601

Form TA 49-90
(Previous Form No. TA 16)

STATE OF OREGON,

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.

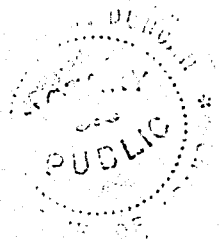
By _____ Deputy

19379

STATE OF IDAHO)
(ss.
County of Kootenai)

ACKNOWLEDGMENT

On the 8th day of August, 1979, before me the Undersigned Notary Public, personally appeared BERNARD D. DOUGLAS, a person known to me to be the person who executed the attached document, and executed said Warranty Deed in my presence.



[Signature]
FREEMAN B. DUNCAN, Notary Public
for the State of Idaho, Residing
at Post Falls, Idaho

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 14th day of August A. D. 1979 at 3:46'clock P.M., or

July recorded in Vol. 1479, of Deeds on Page 19379

Wm D. MILNE, County Clerk

Fee \$7.00

By *[Signature]*