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WARRANTY DEED (INDIVIDUAL) <sup>17</sup>  
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EDWIN A. CAREY and BETTE J. CAREY, husband and wife

GILBERT L. THOMPSON and MARY J. THOMPSON, husband and wife

all that real property situated in the County  
of Klamath, State of Oregon, described as:

All of Lots 52, 53, 54 and the South 50 feet of Lots 53B and 55, LAKESHORE  
GARDENS, in the County of Klamath, State of Oregon.

**SUBJECT TO:**

- 1) Taxes for the year 1979-80 are now a lien but not yet payable.
  - 2) Regulations, including levies, assessments, drainage rights and easements of Lakeshore Gardens Drainage.
  - 3) Reservations and restrictions as shown on prior deeds.
  - 4) Covenants, easements and restrictions, imposed by instrument, including the terms thereof, recorded October 19, 1946 in Book 197 at Page 233.
  - 5) Rights of Governmental bodies, if any, in and to that portion of the above described property lying below the high water mark of Upper Klamath Lake.
  - 6) Trust Deed, including the terms and provisions thereof, recorded July 15, 1974 in Book M-74 at Pag 8602, in favor of Klamath First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, 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 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 \$ 75,000.00.

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Dated this 14th day of August, 1979.

*Edwin A. Carey*  
*Bette J. Carey*

STATE OF OREGON, County of Klamath ) ss.

August 15, 1979, personally appeared the above named  
Edwin A. Carey and Bette J. Carey and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

*Barlene P. 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)

**WARRANTY DEED (INDIVIDUAL)**

STATE OF OREGON, )

County of Klamath )

I certify that the within instrument was received for record  
on the 16th day of August, 1979  
at 3:41 o'clock P. M. and recorded in book 1979  
on page 19564 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Ma. D. Milne

County Clerk Title

By Bernhard Schuch Deputy

Fee \$3.50

After Recording Return to:  
Mr. & Mrs. Gilbert L. Thompson  
1639 Lakeshore Drive  
Klamath Falls, Oregon 97601  
Taxes: Klamath First Federal  
Shasta Plaza Branch  
Klamath Falls, Oregon 97601