

TA 38-19827-1-7

72875

WARRANTY DEED (INDIVIDUAL)

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WILLIE MC DONALD, JR, an estate in fee simple
LAWRENCE A. METZKER, JR AND SUSAN M. METZKER, husband and wife
of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 15, SCHIESEL TRACTS, in the County of Klamath, State of Oregon

Subject to:

1. Taxes for the year 1978-80 which are a lien but not yet due and payable
2. Regulations of Enterprise Irrigation
3. Regulations of South Suburban Sanitary District
4. Covenants, easements and restrictions recorded August 14, 1958 in Book 302 page 97
5. Restrictions and shown on the recorded plat
6. Mortgage dated March 13, 1978 and recorded March 13, 1978 in Book M-78 Page 4696 which the the Grantees do hereby agree and assume to pay.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth 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 \$ 46,700.00

79 AUG 24 10 10 36

Dated this 24th day of August, 1979.

Willie McDonald Jr

STATE OF OREGON, County of Klamath) ss.

August 24
Willie McDonald Jr, 1979 personally appeared the above named instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me:

Notary Public for Oregon

My commission expires: 2/14/81

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)

McDonald
TO
Metzker

After Recording Return to: Ta Julie
send tax statements to:
same as know listed

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 24th day of August, 1979 at 10:36 o'clock A M. and recorded in book M79 on page 20193 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By *Bernetha Metrich* Deputy

Fee \$3.50