

JAMES M. TEPPER AND GLENDA M. TEPPER, husband and wife

ACHIM BASSLER AND ARLETTE J. BASSLER, husband and wife, hereinafter called grantor, convey(s) to

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

Lot 9, Block 6, Tract No. 1016, GREEN ACRES, 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 listed on attached sheet

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 \$ 65,500.00

Dated this 28th day of August, 19 79.

JAMES M. TEPPER

GLENDA M. TEPPER

STATE OF OREGON, County of Klamath) ss.

On this 28th day of August, 19 79, James M. Tepper and Glenda M. Tepper personally appeared the above named instrument to be their voluntary act and deed, and acknowledged the foregoing

Before me:

Notary Public for Oregon

My commission expires: 2/14/82

- * 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)

Tepper

TO

Bassler

After Recording Return to: AND SEND
TAX STATEMENTS TO:
Mr. and Mrs. Achim Bassler
5510 Valley View
Klamath Falls, OR 97601

STATE OF OREGON,

County of) ss.

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

1. Taxes for the year 1979-80 are now a lien but not yet payable. 20572
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Green Acres Improvement District.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Green Acres.
5. 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 : July 24, 1970 Book: M-70 Page: 6147
6. An easement created by instrument, including the terms and provisions thereof,
Recorded : October 26, 1946 Book: 197 Page: 413
In favor of : The California Oregon Power Company
For : Pole line
(SE $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 1, Twp 39 S., R 8 EWM.)
7. An easement created by instrument, including the terms and provisions thereof,
Recorded : March 31, 1950 Book: 237 Page: 641
In favor of : R. P. Breitenstein, et ux.
For : Road purposes along North line of SE $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 1.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO
this 29th day of AUGUST A. D. 1979 at 10:40 o'clock A. M., and

fully recorded in Vol. M 79, of DEEDS on Page... 20571

FEE \$ 7.00

Wm D. MILNE, County Clerk

By Bernetha Helbach