

73577

77-19674-9 Vol. 79 Page 21310
WARRANTY DEED (INDIVIDUAL)

ROBERT D. DAMUTH and JUANITA M. DAMUTH, husband and wife

DANIEL M. LEAHY and LESLIE S. LEAHY, 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 1, Block 5, SECOND ADDITION TO VALLEY VIEW, 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) Rules, regulations and statutory powers of Enterprise Irrigation District and South Suburban Sanitary District
- 3) Restrictions as shown on the recorded plat of Second Addition to Valley View, amended February 24, 1972 in Book M-72 at Page 2036.
- 4) Covenants, easements and restrictions imposed by instrument, including the terms thereof, recorded February 25, 1972 in Book M-72 at Page 2038.
- 5) Trust Deed, including the terms and provisions thereof, recorded April 3, 1978 in Book M-78 at Page 6264, in favor of First National Bank of Oregon, which Trust Deed 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.

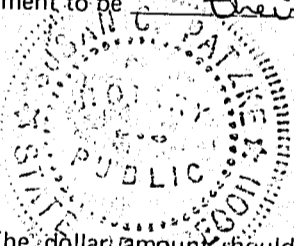
The true and actual consideration for this transfer is \$ 55,150.00

Dated this 5th day of September, 1979

Robert D. Damuth
Juanita M. Damuth

STATE OF OREGON, County of Klamath) ss.

On this 6th day of September, 1979, personally appeared the above named Robert D. Damuth & Juanita M. Damuth and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Susan C. Ratke
 Notary Public for Oregon
 My commission expires: 11/2/82

- * 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)

TO

After Recording Return to:

Mr. & Mrs. Daniel M. Leahy
 5816 Independence
 Klamath Falls, Oregon 97601
 Send tax statements to:
 1st National Bank
 P.O. Box 3131
 Portland, Oregon 97208

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 6th day of September, 1979, at 3:30 o'clock P.M. and recorded in book M79 on page 21310 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By *Shertha Shetch* Deputy

Fee \$3.50