

TA 38-19997-9-D

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WARRANTY DEED (INDIVIDUAL) Vol. ^m 79

Page 21685

CHARLES A. FISHER and RONALD E. PHAIR, as tenants in common
 _____, hereinafter called grantor, convey(s) to
 TIMOTHY G. WAGENBLAST and CAROL L. WAGENBLAST, husband and wife
 _____ all that real property situated in the County
 of KLAMATH, State of Oregon, described as:

Lot 28, Block 13, Tract No. 1170, THIRD ADDITION TO THE MEADOWS, 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 of the City of Klamath Falls.
 3. Regulations of the South Suburban Sanitary District.
 4. Regulations, including levies, assessments, drainage rights and easements as disclosed by Articles of Incorporation of the Meadows District Improvement Company recorded September 29, 1975 in Book M-75 at page 11801.
 5. Agreement recorded April 14, 1976 in Book M-76 at page 5337
 6. Restrictions as shown on the recorded plat of Third Addition to the Meadows.

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 \$ 38,800.00 *

Dated this 10 day of September, 19 79.

Charles A. Fisher by Mary Lou Fisher
 CHARLES A. FISHER
Ronald E. Phair
 RONALD E. PHAIR

STATE OF OREGON, County of KLAMATH) ss.

10 on this date, September, 19 79 personally appeared the above named
~~Ronald E. Phair & Charles A. Fisher by Mary Lou Fisher~~ and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me:

Donna K. Rick
 DONNA K. RICK
 NOTARY PUBLIC-OREGON
 Notary Public for Oregon Commission Expires 9/21/83
 My commission expires:

- * 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)

FISHER & PHAIR
 TO

WAGENBLAST

After Recording Return to: TA DONNA
 SEND TAX STATEMENTS TO:
 Mr. & Mrs. Timothy G. Wagenblast
 4908 Villa Drive
 Klamath Falls, Oregon 97601

STATE OF OREGON,)
) ss.
 County of Klamath)

I certify that the within instrument was received for record
 on the 11th day of September, 1979,
 at 4:02 o'clock P M. and recorded in book M79
 on page 21685 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne
 County Clerk Title
 By *Bernice A. Helich* Deputy

Fee \$3.50