

75328

WARRANTY DEED (INDIVIDUAL)

Vol.

79

Page

24050

CHARLES R. DEHLINGER and BARBARA S. DEHLINGER, doing business as
HOMES TOO

hereinafter called grantor, convey(s) to

BONNIE L. DUMONT,

all that real property situated in the County

of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT 'A'

SUBJECT TO:

1. Rules, regulations and statutory powers of Klamath Irrigation District and South Suburban Sanitary District.
2. Easement dated September 2, 1964, recorded September 16, 1964 in Book 356 at page 209, Deed Records.
3. Trust Deed, including the terms and provisions thereof, dated August 18, 1977 and recorded August 18, 1977 in Book M-77 at page 15195, in favor of Klamath First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, which Trust Deed the Grantees herein assume and agree to pay according to the terms contained therein.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
as shown and 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 \$ 30,574.33 *

Dated this 10th day of October, 19 79.

Charles R. Dehlinger

Barbara S. Dehlinger DBA "Homes Too"

STATE OF OREGON, County of Klamath) ss.

DATED ON THIS 11th DAY OF OCTOBER, 19 79 personally appeared the above named
Charles R. Dehlinger and Barbara S. Dehlinger and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Barlene L. 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)

TO

After Recording Return to: Tax Stmts.

Bonnie L. Dumont
5706 Casaway
Klamath Falls, OR
97601

STATE OF OREGON,

County of

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

24051

EXHIBIT "A"

Beginning at a point on the West line of Tract 16 of the Resubdivision of Tracts 25 to 32, inclusive, of ALTAMONT RANCH TRACTS, which point is South 82 2/3 feet from the Northwest corner of said Tract 16 running thence East a distance of 267 feet; thence South parallel with the West line of said Tract 16, a distance of 82 2/3 feet; thence West a distance of 267 feet, more or less to the West line of said Tract 16; thence North 82 2/3 feet to the place of beginning.

EXCEPTING the West 10 feet heretofore deeded to Klamath County by deed dated March 1, 1944, recorded September 11, 1944 on page 527 of Volume 168 of Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 11th day of October A. D. 19 79 at 3:32 clock P. M., and

fully recorded in Vol. 479, of Deeds on Page 24050

Wm D. MILNE, County Clerk

By Bernetha Heltsch

Fee \$7.00