

75540

FRANCIS ANTHONY HALDA and JOAN R. HALDA, Husband and Wife

EDWARD D. MORSE and LENA M. MORSE, Husband and Wife

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

Lot 7, Block 1, COUNTRY GARDENS, in the County of Klamath, State of Oregon.  
 SUBJECT TO: 1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.  
 2. Agreement between Henry E. Ankeny, et al, and the United States of America dated February 12, 1906, recorded August 26, 1909 in Book 27 at page 340, Deed Records. 3. Agreement between United States of America and J. W. Siemens, dated March 20, 1919, recorded April 19, 1919 in Book 50 at page 163 as supplemented by Contract between United States of America and J. W. Siemens, dated February 19, 1920, recorded June 7, 1920 in Book 52 at Page 567, Deed records. 4. An easement dated March 13, 1951, recorded March 20, 1951 in Book 246 at Page 30. 5. Conditions, restrictions, building set back lines, 20 feet on front, and utility easements over the rear 8 feet, including the terms and provisions thereof, as set forth on the plat and in the Dedication of Country Gardens. 6. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, recorded December 2, 1971 in Book M-71 at Page 12674.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_  
 as shown 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 \$ 54,000.00.

Dated this 15<sup>th</sup> day of October, 19 79.

Francis Anthony Halda  
 FRANCIS ANTHONY HALDA

Joan R. Halda  
 JOAN R. HALDA

STATE OF OREGON, County of Klamath ) ss.

On this 15<sup>th</sup> day of October, 19 79 personally appeared the above named Francis Anthony Halda and Joan R. Halda and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Susan C. Patzko  
 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. Edward D. Morse  
3322 Summers Lane

Klamath Falls, Oregon 97601

Send tax statements to:  
Dept. of Veterans' Affairs  
1225 Ferry S.E.

Form No. 0-960

(Previous Form No. TA 16) Salem, Oregon 97310

STATE OF OREGON,

)

) ss.

County of Klamath )

I certify that the within instrument was received for record on the 16th day of October, 19 79, at 3:40 o'clock P.M. and recorded in book M79 on page 24397 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By

Bernard H. Hetsch

Deputy

Fee \$3.50