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Y938-20098-n

WARRANTY DEED (INDIVIDUAL)

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RICHARD L. THOMAS and JOAN B. THOMAS, husband and wife

THEODORE H. GEHRMAN and MURIEL F. GEHRMAN, husband and wife

hereinafter called grantor, convey(s) to

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

Lot 29, FAIR ACRES SUB-DIVISION NO. 1, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the East 5 feet for widening of Kane Street per instrument recorded December 2, 1963 in Book 349 at page 474, Deed Records of Klamath County, Oregon.

SUBJECT TO:

- 1) Taxes for the year 1979-80 are now due, but not yet payable.
 - 2) Rules, regulation and statutory powers of Enterprise Irrigation District and South Suburban Sanitary District.
 - 3) Reservations, including the terms and provisions thereof, as set forth in a deed from Walter T. Smith, et al., to Richard Beddows, et ux., dated October 27, 1928, recorded September 25, 1940 in Book 132 at page 185, Deed Records of Klamath County, Oregon. Said reservations were reimposed in a deed from Richard Beddows, et ux., to Gladys Cox dated June 14, 1937, recorded October 11, 1940 in Book 132 at page 448, Deed Records of Klamath County, Oregon.
- and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth herein 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 \$ 22,500.00

Dated this 19th day of October, 1979

Richard L. Thomas
Joan B. Thomas

STATE OF OREGON, County of Klamath) ss.

DATED ON THIS 19th DAY OF OCTOBER, 1979 personally appeared the above named Richard L. Thomas and Joan B. Thomas and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

W. Darlene 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

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After Recording Return to: *taxes*
 Mr. & Mrs. Theodore Gehrman
 1440 Eldorado
 City, 97601

STATE OF OREGON,)

) ss.

County of Klamath)

I certify that the within instrument was received for record on the 19th day of October, 1979, at 4:04 o'clock P.M. and recorded in book M79 on page 24710 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By

Bernice H. Hetsch

Deputy

Fee \$3.50