

76398

-WARRANTY DEED-

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25865

STEVEN KEEL and CAROL KEEL, husband and wife, Grantors,
convey and warrant to SHIRLEY M. GRIFFIN, Grantee, the following des-
cribed real property situate in Klamath County, Oregon, free of all
encumbrances, except as specifically set forth herein:

Lot 1, Block 8, ELDORADO ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of
Oregon

SUBJECT TO AND EXCEPTING:

(1) Regulations, including levies, liens and utility assessments of
the City of Klamath Falls; (2) Eastment created by instrument dated
November 28, 1950, recorded December 1, 1950, book 243, page 569, in
favor of The California Oregon Power Company; (3) An easement created
by instrument dated October 19, 1956, recorded October 25, 1956, in
Book 287, page 442, in favor of The California Oregon Power Company
for ingress and egress for erecting, maintaining, repair or removal of
electric transmission equipment; (4) An easement created by instrument
dated June 3, 1977, recorded October 5, 1978 in Book M-78, page 22246
in favor of Harry R. Waggoner and Norma E. Waggoner, for a thermal
easement 10 feet in width across rear lot line; (5) Reservations, re-
strictions, easements and rights of way of record and those apparent
upon the land.

The true and actual consideration for this transfer is
Fifty Three Thousand Five Hundred and No/100ths (\$53,500.00) DOLLARS.

Until a change is requested, all tax statements shall be
mailed to:

DATED this 20th day of July, 1979.

Carol Keel

STATE OF OREGON)
County of Klamath) ss. July 20, 1979.

Personally appeared the above-named STEVEN KEEL and CAROL
KEEL, husband and wife, and acknowledged the foregoing instrument to
be their voluntary act. Before me:

Harlene P. Ardington
Notary Public for Oregon
My Commission expires: 3-22-81

Return to:
KFFS+L
540 Main
K Falls, Or

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 2nd day of November A. D. 1979 at 11:15 o'clock A. M., and

July recorded in Vol. M79, of Deeds on Page 25865

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

Fee \$3.50

Wm D. MILNE, County Clerk

By *Bernetha Photoch*