

77626

JAMES H. BROCKETT and LAQUITA J. BROCKETT, husband and wife  
hereinafter called grantor, convey(s) to  
ROBERT DALE COX and SHEILA C. COX, husband and wife  
all that real property situated in the County  
of Klamath, State of Oregon, described as:

Lot 8, Block 15, Tract No. 1112, EIGHTH ADDITION TO SUNSET VILLAGE, in the  
County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
  2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
  3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
  4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1112, Eighth Addition to Sunset Village.
  5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
- Recorded : March 25, 1975 Book: M-75 Page: 3318

\*\*\* continued on reverse side  
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
those mentioned 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 \$ 63,500.00.

Dated this 3 day of December, 19 79.

James H. Brockett  
JAMES H. BROCKETT  
Laquita J. Brockett  
LAQUITA J. BROCKETT

STATE OF OREGON, County of Klamath ) ss.

November December 3, 19 79 personally appeared the above named  
James H. Brockett and LaQuita J. Brockett and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Donna K. Rick  
DONNA K. RICK  
NOTARY PUBLIC-OREGON  
My Commission Expires 12/1/83

Notary Public for Oregon

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)

STATE OF OREGON, )

) ss.

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.

After Recording Return to: Robert and Sheila  
3731 La Mirada Cox  
Klamath Falls, OR 97601  
Send taxes to:  
Department of Veterans' Affairs  
1225 Ferry St. SE  
Salem, OR 97310

By \_\_\_\_\_

Deputy

6. An easement created by instrument, including the terms and provisions thereof,

Dated : July 8, 1975  
 Recorded : December 1, 1975 Book: M-75 Page: 15098  
 Re-recorded : January 15, 1976 Book: M-76 Page: 733  
 In favor of : Pacific Power and Light Company  
 For : Underground electrical Circuit

7. This property lies within and is subject of the levies and assessments of the Sunset Village Lighting District.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 3rd day of December A. D. 1979 at 3:47 o'clock P. M., and

fully recorded in Vol. M79, of Deeds on Page 27999

W. D. MILNE, County Clerk

Fee \$7.00

*Bernice A. Heloch*