

78040

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T/A 38-20284-M

WARRANTY DEED (INDIVIDUAL)

JOHN T. ABRAMS and SHIRLEY A. ABRAMS, Husband and Wife

ROD E. TRAVIS

, hereinafter called grantor, convey(s) to

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

SEE ATTACHED EXHIBIT "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
as shown on attached exhibit "A"

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 \$ 60,000.00.Dated this 7th day of December, 19 79.

JOHN T. ABRAMS

SHIRLEY A. ABRAMS

STATE OF OREGON, County of Klamath) ss.On this 7th day of December, 19 79 personally appeared the above named
John T. Abrams and Shirley A. Abrams and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

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 whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

ABRAMS

TO

TRAVIS

After Recording Return to:
Rod E. Travis3863 Rio Vista
Klamath Falls, Oregon 97601Send Tax Statements as your
records now show - No change

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.

By _____ Deputy

EXHIBIT "A"

28616

Lot 3, Block 14, Tract No. 1079, known as SIXTH ADDITION TO SUNSET VILLAGE, 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 Enterprise irrigation District.

2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Sixth Addition to Sunset Village, including utility easement along the rear 8 feet thereof.

4. 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 June 29, 1973 in Book M-73 at page 8283.

5. Trust Deed, dated March 15, 1977, recorded March 21, 1977 in Book M-77 at Page 4636 in favor of Klamath First Federal Savings and Loan Association, which grantee herein agrees to assume and pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of Transamerica Title Co.
as 12th day of December A. D. 1979 at 3:56 o'clock P.M., or

uly recorded in Vol. M79, of Deeds on Page 28615

Wm D. MILNE, County Clk.

Fee \$7.00

By Bernice H. Heloich