

79327

T/A 38-20858-M

WARRANTY DEED (INDIVIDUAL)

Vol. <sup>m</sup> 80

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809

HAROLD L. JENSEN and EILEEN C. JENSEN, Husband and Wife

CHARLES THOMAS CLARDY and ROXANNA D. CLARDY, Husband and Wife, hereinafter called grantor, convey(s) to

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

Lot 55 of LAMRON HOMES, together with a strip of land 15 feet wide adjacent to and parallel with the South boundary of said lot, 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. 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 Lamron Homes, including set back provisions, as delineated on the recorded plat, 15 feet from front lot line and utility easements as delineated on the recorded plat along rear lot line. 4. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded July 28, 1958 in Book 301 at page 380, Deed Records and in Book 310 at page 638, Deed Records. 5. Easement dated December 11, 1979, recorded December 26, 1979 in Book M-79 at Page 21362, in favor of Klamath County, Oregon.

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 \$ 65,650.00

Dated this 14th day of January, 19 80.

Harold L. Jensen  
HAROLD L. JENSEN

Eileen C. Jensen  
EILEEN C. JENSEN

STATE OF OREGON, County of Klamath

) ss.

On this 14th day of January

Harold L. Jensen and Eileen C. Jensen, 19 80 personally appeared the above named instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me

W. Darlene P. 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)

JENSEN

TO

CLARDY

After Recording Return to:  
Mr. and Mrs. Charles T. Clardy  
5200 SYRDIANT  
Klamath Falls, Oregon 97601  
Taxes: Dept. of Veterans' Affairs  
1225 Ferry Street S. E.  
Salem, Oregon 97310

Form No. 0-960  
(Previous Form No. TA 16)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 15th day of January, 19 80 at 10:24 o'clock A M. and recorded in book M80 on page 809 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernetha H. Hetsch

Deputy

Fee \$3.50