

79444

WARRANTY DEED (INDIVIDUAL)

ROBERT H. ALBERDING, SR. and JOYCE C. ALBERDING, husband and wife  
ERIC W. DUFFY and DAISY V. DUFFY, husband and wife  
all that real property situated in the County  
of Klamath, State of Oregon, described as:

Lot 2, Block 97, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS,  
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. Agreement, including the terms and provision thereof, dated June 29, 1976, recorded September 27, 1976 in Book M-76 at page 15180, Microfilm Records, between W. J. Easter and Jennie Easter, husband and wife and Robert L. Snook and Patricia Ann Snook, husband and wife for encroachment of structure on Lot 1 onto Lot 2.

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 \$ 37,500.00

Dated this 15th day of January, 1980

Robert H. Alberding, SR.  
JOYCE C. ALBERDING

STATE OF OREGON, County of Klamath ss.

January, 15, 1980 personally appeared the above named Robert H. Alberding, Sr. and Joyce C. Alberding and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

County Clerk  
Notary Public for Oregon  
My commission expires: 6-21-83

- \* 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

After Recording Return to:  
Mr & Mrs Duffy  
1045 California  
Klamath Falls, Ore 97601  
Send taxes to:  
Department of Veterans  
1225 Ferry St. S.E.  
Salem, Or 97310

STATE OF OREGON,  
County of Klamath ss.

I certify that the within instrument was received for record on the 16th day of January, 1980 at 3:46 o'clock P.M. and recorded in book M-80 on page 964 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne  
County Clerk Title

By Jacqueline J. Mellee Deputy  
Fee \$3.50