

81231

WARRANTY DEED (INDIVIDUAL)

Vol. ^m 80 Page 3807

FRED A. LARSON and GLADYS E. LARSON, husband and wife

ROGER L. DAVIS and PHYLLIS M. DAVIS, husband and wife, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:

Lot 8, Block 1, BRYANT TRACTS NO.2., 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. Conditions and restrictions, including the terms and provisions thereof, recorded December 5, 1945, in Volume 127 at page 257, Klamath County Deed Records, as follows: ... reserving to the first parties, their heirs, and assigns, the right at any time to construct, build and erect ditches, telegraph lines and electric power lines in and upon said premises and to keep and maintain the same.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as listed hereinabove

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 \$ 35,500.00 *

Dated this 27th day of February, 1980.

Fred A. Larson
FRED A. LARSON

Gladys E. Larson
GLADYS E. LARSON

STATE OF OREGON, County of Klamath) ss.

On this 27th day of February, 1980, Fred A. Larson and Gladys E. Larson personally appeared the above named instrument to be their voluntary act and deed.

Before me:

[Signature]
Notary Public for Oregon

My commission expires: 2/14/81

* 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)

Larson TO
Davis

After Recording Return to:
Mr. and Mrs. Roger L. Davis
1619 Derby Street
Klamath Falls, OR 97601
SEND TAX STATEMENTS TO:
Dept. of Veterans Affairs
1225 Ferry Street, S.E.
Salem, OR 97310

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 27th day of February, 1980 at 3:35 o'clock P.M. and recorded in book M80 on page 3807 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By *Bernetha D. Hetch* Deputy

Fee \$3.50