

6-21735-6

WARRANTY DEED (INDIVIDUAL)

Vol. 80 Page 10755

HELAINÉ M. HOUSTON also known as HELAINÉ M. HOUSTON KEPHART and  
ROBERT FRANCIS KEPHART, husband and wife  
ROBERT LEE BORTON

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

Lot 13, Block 1, Tract No. 1088, FERNDALE, in the County of Klamath,  
State of Oregon,

Subject to:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or ntaional origin, as shown on the recorded plat of Ferndale.
2. Utility easements as delineated on the recorded plat along back 16 feet of each lot.
3. Set back provisions as delineated on the recorded plat, 25 feet from front lot line and 20 feet from side street line.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth 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 \$ 49,900.00 \*

Dated this 10th day of June, 19 80.

Robert Francis Kephart  
Helaine M. Houston Kephart

STATE OF OREGON, County of Klamath ) ss.

On this 11 day of June

, 19 80 personally appeared the above named instrument to be voluntary act and deed. and acknowledged the foregoing

Before me:

Susan C. Peth  
Notary Public for Oregon

My commission expires: 11/2/82

- \* 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)

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STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record  
on the 9:29 12th day of June, 19 80  
at 9:29 o'clock AM and recorded in book M80  
on page 10759 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By Bernetha H. Hetsch Title

Deputy  
Fee \$3.50

After Recording Return to:

Mr. Robert Lee Borton

OST

C&T&C : TOS - C : Code sp-621A

(staff)

Marine Island, Calif. 94592

Send tax statement to:

Dept. of Veterans Affairs

1235 Perry St. E.

Form No. 0-960

(Previous Form No. TA 16) Salem, Oregon 97310