

86849

WARRANTY DEED (INDIVIDUAL)

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13001

JACK E. LESTER AND JULIA W. LESTER, husband and wife

hereinafter called grantor, convey(s) to
CLAYTON S. SHULTZ AND EARLYNN C. SHULTZ, husband and wifeall that real property situated in the County
of Klamath, State of Oregon, described as:Lot 12, Block 9, Tract No. 1003, Third Addition to Moyina, in the County
of Klamath, State of Oregon

Subject to:

- 1) Regulations to Moyina Water District
- 2) Regulations of the South Suburban Sanitary District
- 3) Easement recorded April 5, 1940 in Book 128 at Page 267
- 4) Restrictions as shown on the recorded plat
- 5) Trust Deed dated October 27, 1977 and recorded October 27, 1977 in Book M-77 at Page 20655 which GRANTEES AGREE AND ASSUME TO PAY IN FULL Set back provisions as shown on the recorded plat

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
as set forth 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 \$60,000.00.

Dated this 11 day of July, 1980.

STATE OF OREGON, County of Klamath ss.

I, Jack E. Lester & Julia W. Lester, personally appeared the above named
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

DONNA K. MATESON
NOTARY PUBLIC-OREGON

My Commission Expires 1/24/84

Notary Public for Oregon

My commission expires:

- * 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 Clayton Shultz
1223 Tamara
Klamath Falls OR 97601
Send taxes!
Klamath First Federal

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record
on the 14th day of July, 1980
at 11:42 o'clock AM. and recorded in book MSO
on page 13001 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernetha S. Letcher Deputy
Fee \$3.50