

90231

WARRANTY DEED (INDIVIDUAL)

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KENNETH PRATT AND LELA PRATT

THOMAS MULLEN GERBING AND MAXINE M. GERBING, hereinafter called grantor, convey(s) to husband and wife

of Klamath, State of Oregon, described as:

LOTS 168, 169 and 171 THIRD ADDITION TO SPORTSMAN PARK, in the County of Klamath, State of Oregon.

## SUBJECT TO:

- 1) Taxes for the year 1980-81 a lien not yet payable.
- 2) An easement including terms and provisions thereof recorded February 15, 1924 in Book 63 page 459 in favor of the California Oregon Power Company for Regulation and control of the water levels of said Upper Klamath Lake between elevations of 4137 feet and 4143.3 feet above sea level.
- 3) Restrictions as shown on the recorded plat of Third Addition to Sportsman Park
- 4) Reservations and Restrictions including the terms and provisions thereof contained in deed dated June 8, 1977 recorded July 19, 1977 in Book M 77 page 12729 Microfilm Records.

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 \$ 11,000.00.Dated this 18th day of September, 19 80.

  
KENNETH PRATT


  
LELA PRATT
STATE OF ~~OREGON~~ County of Utah ss.
September 22, 1980 personally appeared the above named KENNETH PRATT AND LELA PRATT and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:


  
Notary Public for ~~Oregon~~
My commission expires: 5-13-84

\* 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)

KENNETH AND LELA PRATT

TO

THOMAS MULLEN GERBING  
and MAXINE M. GERBINGAfter Recording Return to: & Taxes  
Mr. and Mrs. T. M. Gerbing  
Hartman Rt Box 77-C  
Klamath Falls OR 97601

STATE OF OREGON,

County of KlamathI certify that the within instrument was received for record on the 25th day of September, 1980, at 11:16 o'clock A.M. and recorded in book M80 on page 18380 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernice A. Helwich Deputy