

93174

b-22889-5  
WARRANTY DEED (INDIVIDUAL)Vol. M80 Page 23205

JAMES L. LAKNER and CYNTHIA E. LAKNER, husband and wife

hereinafter called grantor, convey(s) to  
GUILIO A. FERRONI and THELMA R. FERRONI, husband and wifeall that real property situated in the County  
of Klamath, State of Oregon, described as:Lot 37 and the East 5 feet of Lot 38, LAMRON HOMES, in the County of  
Klamath, State of Oregon.

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Lamron Homes.
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof recorded March 19, 1959 in Book 310 Page: 658.

5. Trust Deed, including the terms and provisions thereof, recorded June 19, 1979 in Book: M-79 Page: 14433 in favor of First National Bank of

Oregon, which grantees herein assume and agree to pay  
and covenants that grantor is the owner of the above described property free of all encumbrances except  
as set forth herein 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 \$49,900.00.Dated this 1st day of December, 19 80.James L. LaknerCynthia E. LaknerSTATE OF OREGON, County of Klamath ) ss.

On this 1st day of December, 19 80 personally appeared the above named  
James L. Lakner and Cynthia E. Lakner and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Susan C. Patke

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)

## WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

M. & Mrs. Giulio A. Ferroni  
5245 8th Avenue  
Klamath Falls, Ore. 97601  
Send to state records to:  
First National Bank of Oregon  
P.O. Box 3131  
Portland, Ore. 97208

Form No. 0-960  
(Previous Form No. TA 16)

STATE OF OREGON, )

) ss.

County of KLAMATH )

I certify that the within instrument was received for record  
on the 1st day of DECEMBER, 1980,  
at 10:53 o'clock A M. and recorded in book M80  
on page 23205 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By Jeannine J. Metter Deputy

FEE \$ 3.50