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M-22959-3

WARRANTY DEED (INDIVIDUAL)

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23866

CLARENCE F. GANSBERG

RANDALL J. FORGETTE and JEAN ANN FORGETTE,

hereinafter called grantor, convey(s) to  
husband and wifeof Klamath, State of Oregon, described as: all that real property situated in the County

Lot 14 in Block 1, BEL-AIRE GARDENS, Klamath County, Oregon.

## SUBJECT TO:

1. Rules, regulations and statutory powers of Enterprise Irrigation District and South Suburban Sanitary District.
2. Restrictions as shown on the recorded plat of Bel-Aire Gardens.
3. Covenants, easements and restrictions imposed by instrument, including the terms and provisions thereof, recorded July 10, 1963 in Book 346 at page 441.
4. Trust Deed, including the terms and provisions thereof, dated August 10, 1964 and recorded August 27, 1964 in Book 225 at page 318 in favor of Commonwealth, Inc., an Oregon corporation and subsequently assigned to New York Life Insurance Company, per instrument recorded November 4, 1964 in Book 227 at page 79, which Trust Deed the Grantees herein do not assume and agree to pay and Grantor herein will remain responsible under the terms of the Trust Deed and Grantor holds Grantees harmless therefrom.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as  
specifically 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 \$ 48,000.00 \*Dated this 1st day of December 19 80

*Clarence F. Gansberg*  
*Clarence F. Gansberg*

STATE OF OREGON, County of Klamath ) ss.On this 1st day of December, 19 80 personally appeared the above named  
Clarence F. Gansberg and acknowledged the foregoing  
instrument to be his voluntary act and deed.

Before me:

*Barlene J. Addington*  
 Notary Public for Oregon  
 My commission expires: March 22, 1981

- \* 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)

STATE OF OREGON, )

County of Klamath ) ss.I certify that the within instrument was received for record  
on the 9th day of December, 1980,  
at 3:41 o'clock P M. and recorded in book M80  
on page 23866 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernetha A. Petch Deputy

Fee \$3.50

## After Recording Return to:

Mr. + Mrs. Randall J. Forgette  
 870 'D' Homedale  
 Klamath Falls, Oregon 97601  
 Send tax statements to:  
 Empac Mortgage Co.  
 P.O. Box 1430  
 Portland, Ore. 97207