

2405

RALPH LOCKLEAR and BETTY LOCKLEAR, husband and wife

hereinafter called grantor, convey(s) to
GEORGE W. KOSTEN and CAROLYN J. KOSTEN, husband and wife
all that real property situated in the County
of Klamath, State of Oregon, described as:

Lots 1 through 20, inclusive, Block 70, BOWNE ADDITION TO BONANZA,
in the County of Klamath, State of Oregon.

Subject to:

1. Mortgage, including the terms and provisions thereof, recorded
October 1, 1973 in Book: M-73 at page: 13250 in favor of State of
Oregon, represented and acting by the Director of Veterans' Affairs,
which grantees herein assume and agree to pay.
2. Mortgage, including the terms and provisions thereof, recorded
October 17, 1980 in Book: M-80 at page: 20288 in favor of Alvin M.
Beck and Ruby M. Beck, husband and wife, which grantees herein assume
and agree to pay.

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 \$ 48,231.51.*

Dated this 21st day of July, 1981.

Ralph Locklear
Betty Locklear

STATE OF OREGON, County of Klamath) ss.

On this 22nd day of July, 1981, personally appeared the above named
Ralph Locklear and Betty Locklear and acknowledged the foregoing
instrument to be their voluntary act and deed.



Before me:

Susan C. Latzke
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:

Tap Statements to:
Mr. & Mrs. George W. Kosten
P.O. Box 304
Bonanza, Oregon 97623

STATE OF OREGON,)
) ss.
County of Klamath)

I certify that the within instrument was received for record
on the 23rd day of July, 1981,
at 3:37 o'clock P. M. and recorded in book M81
on page 13220 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

Title

By Lernetha S. Letoch Deputy

Fee \$3.50