

4782

TA 8-1398-7  
WARRANTY DEED (INDIVIDUAL)

Vol 11-8/ Page 17063

ROGER L. KEPFORD

FRANCIS DANIEL MC SWEENEY

hereinafter called grantor, convey(s) to

of Klamath

State of Oregon, described as:

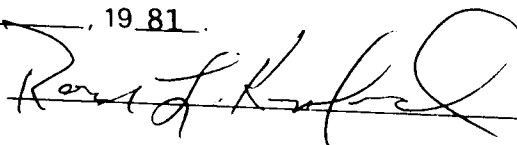
all that real property situated in the County

The Southerly 70 feet of Tract 23, ALTAMONT SMALL FARMS, in the County of Klamath, State of Oregon.

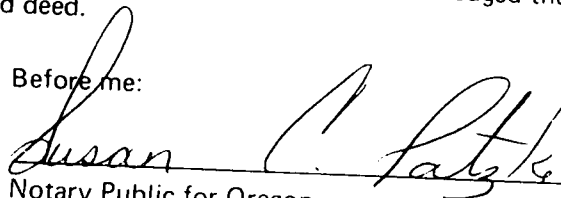
SEP 21 11 11 AM '81

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 \$ 30,000.00.Dated this 21st day of September, 19 81.STATE OF OREGON, County of Klamath ) ss.On this 22nd day of September, 19 81 personally appeared the above named Roger L. Kepford instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me:

  
Notary Public for OregonMy 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:

Tax statements to:  
Francis Daniel McSweeney  
5703 Avalon  
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of \_\_\_\_\_ ) ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M. and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_

Deputy

EXHIBIT "A"

17064

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
2. An easement created by instrument, including the terms and provisions thereof, recorded October 28, 1943 in Book: 159 Page: 374 and re-recorded January 15, 1954 in Book: 265 Page: 66 in favor of Donald D. Phelps.
3. An easement created by instrument, including the terms and provisions thereof, recorded April 9, 1957 in Book: 291 Page: 95 in favor of United States of America, Department of Air Force.
4. Trust Deed, including the terms and provisions thereof, recorded April 23, 1979 in Book: M-79 Page: 9074 in favor of Klamath First Federal Savings and Loan Association, a corporation, which grantees herein assume and agree to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of \_\_\_\_\_

this 24th day of Sept. A.D. 19 81 at 11:24 clock A.M., and

duly recorded in Vol. M-81, of Deeds on Page 17063

By Evelyn Biehn County Clerk

Fee \$8.00