

4961

## WARRANTY DEED (INDIVIDUAL)

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JOHN CLAUS ROSANDER AND ALMA JOY ROSANDER  
 husband and wife  
 DELAINE M. LEPLEY AND MARLENE E. LEPLEY,  
 husband and wife  
 of Klamath, State of Oregon, described as: hereinafter called grantor, convey(s) to  
 all that real property situated in the County

LOT 4, BLOCK 36, TRACT NO. 1084, SIXTH ADDITION TO KLAMATH RIVER ACRES  
 IN THE COUNTY OF KLAMATH, STATE OF OREGON

## SUBJECT TO:

- 1) 1981-82 property taxes, a lien not yet payable.
- 2) Regulations, as shown on recorded plat of Sixth Addition to Klamath River Acres.
- 3) An easement created by instrument recorded Nov. 16, 1956 in Book 288 page 72 in favor of California Oregon Power Company for transmission and distribution of electricity over Sections 25 and 26 Twp 39 S R 7 E.

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 \$ 40,355.00

Dated this 18th day of September, 19 81

*John Claus Rosander*  
 John Claus Rosander  
*Alma Joy Rosander*  
 Alma Joy Rosander

STATE OF OREGON, County of Klamath ) ss.

September 19 81 personally appeared the above named  
 JOHN CLAUS ROSANDER AND ALMA JOY ROSANDER and acknowledged the foregoing  
 instrument to be THEIR voluntary act and deed.

Before me:

*Mary Lou Ayling*  
 Notary Public for Oregon  
 My commission expires: 11/16/84

- \* 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)

John Claus Rosander  
 Alma Joy Rosander  
 TO

Delaine M. Lepley  
 Marlene E. Lepley

After Recording Return to: → #

MR/MRS. DELAINE M. LEPLEY

STATE OF OREGON, )  
 County of Klamath ) ss.

I certify that the within instrument was received for record  
 on the 30th day of September, 1981.  
 at 10:57 o'clock A.M. and recorded in book M81  
 on page 17343 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

By *James A. James* Deputy

Fee \$4.00

MAIL TAX STATEMENTS TO SAME AS  
 ABOVE