

11368

TA #M-38-1660-9

WARRANTY DEED (INDIVIDUAL)

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DONALD M. LEFLER and PHYLLIS E. LEFLER, husband and wife

IMA LENA JIMENEZ

, hereinafter called grantor, convey(s) to

all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 8, Block 3, Tract No. 1155, TWIN RIVER VIEW, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Reservation of "all ores and minerals of any nature whatsoever," as set forth in Warranty Deed recorded December 31, 1970 in Book M-70 at page 11478, to Weyerhaeuser Real Estate Company, a Washington Corporation.
2. Well agreement and easement, including the terms and provisions thereof, recorded January 12, 1978 in Book M-78 at page 792, by and between Donald P. Muno and Patricia A. Muno, husband and wife, and Donald M. Lefler and Phyllis E. Lefler, husband and wife.
3. 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 June 29, 1978 in Book M-78 at page 14053, Microfilm Records.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____

See 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 \$ 72,500.00.Dated this 19th day of April, 19 82.

Donald M. Lefler
Phyllis E. Lefler

STATE OF OREGON, County of Klamath) ss.

On the 30th day of April, 19 82 personally appeared the above named
 Donald M. Lefler and Phyllis E. Lefler and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me,

Notary Public for Oregon

My commission expires: 2/14/85

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: & Taxes;
Ms. Ima Lena Jimenez
3011 Dekware Ave
City, 97601

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record
 on the 30 day of April, 19 82
 at 3:42 o'clock PM and recorded in book M82
 on page 5378 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn BiehnCounty Clerk TitleBy [Signature] DeputyFee \$4.00