

JOE D. FORD AND CYNTHIA I. FORD

GERALD A. DAVIS AND GWENDOLYN C. DAVIS, hereinafter called grantor, convey(s) to
 husband and wife
 of Klamath, State of Oregon, described as:

TRACT 43, YALTA GARDENS, in the County of Klamath, State of Oregon

SUBJECT TO:

- 1) Regulations, levies, liens and utility assessments of the City of Klamath Falls.
- 2) Regulations, levies, assessments, water and irrigation rights and assessments for ditches and canals of Enterprise Irrigation District.
- 3) Regulations, levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
- 4) Restrictions, as shown on the recorded plat of Walta Gardens.
- 5) Agreements as to irrigation between Irving E. Gray et al and the Enterprise Irrigation district recorded August 5, 1946 in Book 193 page 346 Deed Records, including the terms and provisions thereof.
- 6) Covenants, easements and restrictions imposed by instrument recorded June 21, 1948 in Book 222 page 47 including the terms thereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as shown above and 7) Mortgage in favor of State of Oregon Veterans Affairs recorded August 27, 1980 in Book M 80 page 16304 which grantees herein assume and agree to* and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.*

*pay according to terms thereof.

The true and actual consideration for this transfer is \$ 55,000.00 .*

Dated this 1st. day of July, 19 82.

Joe D. Ford
 Joe D. Ford

Cynthia I. Ford
 Cynthia I. Ford

STATE OF OREGON, County of Klamath) ss.

JUNE July 1st.
JOE D. FORD AND CYNTHIA I. FORD, 19 82 personally appeared the above named
 instrument to be their voluntary act and deed.

Before me:

Mary Lou Ruffing
 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)

JOE D. FORD AND
 CYNTHIA I. FORD

TO

Gerald A. Davis and
 Gwendolyn C. Davis

After Recording Return to:

Mr/Mrs Gerald A. Davis
 5240 Bryant Ave.
 Klamath Falls, Ore., 97601

MAIL TAX STATEMENTS TO SAME AS
 ABOVE

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record
 on the 6 day of July, 1982,
 at 10:22 o'clock A M. and recorded in book M 82
 on page 8415 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

By Joyce McEwen Deputy

Fee \$4.00