

23820

TIA #M-38-26289-3

WARRANTY DEED (INDIVIDUAL) Vol. M83 Page 16682

RICHARD A. ESTRADA and YVONNE M. ESTRADA, husband and wife

, hereinafter called grantor, convey(s) to

JUDITH M. BEAUFEAUX

all that real property situated in the County

of Klamath, State of Oregon, described as:

The East 12.5 feet of Lot 9 and all of Lot 10, Block 30, GRANDVIEW ADDITION  
TO BONANZA, in the County of Klamath, State of Oregon.

## SUBJECT TO:

1. City liens, if any, of the City of Bonanza.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Horsefly Irrigation District.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_  
covenants, conditions, restrictions, reservations, rights, rights of way,  
and easements of record  
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 \$ 42,500.00.

Dated this 21 day of September, 19 83.

Richard A. Estrada  
Richard A. Estrada

Yvonne M. Estrada  
Yvonne M. Estrada

STATE OF OREGON, County of Dane ) ss.

September 21st, 1983 personally appeared the above named  
RICHARD A. ESTRADA and YVONNE M. ESTRADA and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Beverly J. Fien  
Notary Public for Oregon

My commission expires: 6-28-87

- \* 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)

Richard A. Estrada

Yvonne M. Estrada

TO

Judith M. Beaufeaux

After Recording Return to: Taxes:

Judith M. Beaufeaux  
P. O. Box 383  
Bonanza, Oregon 97623

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record  
on the 28th day of September, 1983  
at 3:40 o'clock P.M. and recorded in book M 83  
on page 16682 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn,

County Clerk

Title

By Pam Smith

Deputy

Fee: \$4.00