

38723

CHARLES F. ZIEGLER and GERALDINE P. ZIEGLER, husband and wife
hereinafter called grantor, convey(s) to
FAREN C. MURRAY and MARY J. MURRAY, husband and wife
all that real property situated in the County
of Klamath, State of Oregon, described as:

Lot 18, ALTAMONT SMALL FARMS, in the County of Klamath, State of Oregon.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY
PARTICULAR USE MAY BE MADE OF THE PROPERTY
DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD
CHECK WITH THE APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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

See attached Exhibit "A"
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

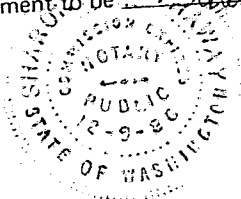
The true and actual consideration for this transfer is \$ 54,000.00.

Dated this 2nd day of July, 1984.

Charles F. Ziegler
Geraldine P. Ziegler

STATE OF Wash. County of Pierce) ss.

Charles & Geraldine Ziegler, 1984 personally appeared the above named
instrument to be their voluntary act and deed. and acknowledged the foregoing



Before me:
Charles F. Hathaway
Notary Public for Oregon
My commission expires: 12-6-86

- * 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:
Mr. & Mrs. Faren C. Murray
P.O. Box 7627
Klamath Falls, Or. 97602

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.

Title
By _____ Deputy

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
 2. Reservations, including the terms and provisions thereof, as set forth in a deed from R. H. Ellis, et ux., to J. B. Reed, recorded August 1, 1927 in Deed Volume 77 at page 281, Records of Klamath County, Oregon, as follows: "and reserving to the grantors an easement and right of way for the purposes of constructing and maintaining an irrigation ditch along the boundary line or lines of the land hereinbefore described."
 3. Reservations, as set forth in deed from R. H. Ellis et ux., to Roy B. Jackson, et ux., recorded December 27, 1929 in Deed Volume 89 at page 480, Records of Klamath County, Oregon.
 4. Reservations as set forth in deed from Clarnece E. Adams and Electa W. Adams, husband and wife, and Russell J. Walsh, and Edith Walsh, husband and wife, to Great Northern Railway Company, a corporation, recorded August 2, 1961 in Deed Volume 331 at page 361, Records of Klamath County, Oregon.
 5. Warranty Clearence Easement created by instrument, including the terms and provisions thereof, dated March 3, 1965, recorded March 26, 1965 in Book 360 at page 335, Deed Records in favor of the United States of America.
 6. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$32,300.00

Dated	: September 24, 1976	
Recorded	: September 27, 1976	Book: M-76 Page: 15128
Mortgagor	: Charles F. Ziegler and Geraldine P. Ziegler,	
	husband and wife	
Mortgagee	: State of Oregon, represented and acting by the	
	Director of Veterans' Affairs	
- which Mortgage the Grantees herein assume and agree to pay according to the terms contained therein.



STATE OF OREGON,)
 County of Klamath)
 Filed for record at request of

on this 12 day of July A.D. 19 84
 at 10:58 o'clock A M, and duly
 recorded in Vol. M84 of Deeds
 page 11742

EVELYN BIEHN, County Clerk

By Lamont Deputy

Fee 8.00