

47229

ASPEN M 28606
WARRANTY DEED (INDIVIDUAL)

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4509

JULIA ANN JOHNSON and MARY JO DIXON, each as to an undivided $\frac{1}{2}$ interest, as
Tenants in common

RUTH M. MADDEN

of Klamath

hereinafter called grantor, convey(s) to
all that real property situated in the County

, State of Oregon, described as:

Lots 25 and 26, Block 11, ST. FRANCIS PARK, in the County of Klamath,
State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 25, 1983 in Book M-83 at page 8062.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.
3. The right is hereby reserved to conduct water through ditches or pipes for irrigation, domestic or drainage purposes across all streets, alleys, boulevards and lots.
4. Reservations and restrictions as shown in deed from Geo. S. Rusco, et ux., to Gerhard Klinkhammer, et ux., dated January 23, 1939, recorded January 27, 1939 in Book 120 at page 173, Deed Records.

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 those set out 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 \$ 31,000.00 .*

85 MAR 28 AM 10:41

Dated this 21st day of March, 1985.

Julia Ann Johnson
Julia Ann Johnson
Mary Jo Dixon
Mary Jo Dixon

STATE OF OREGON, County of Klamath) ss.

On this 21st day of March, 1985 personally appeared the above named
Julia Ann Johnson and Mary Jo Dixon and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Susan C. [Signature]
Notary Public for Oregon

My commission expires: 6-21-88

- * 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)

Julia Ann Johnson

Mary Jo Dixon

TO

Ruth M. Madden

After Recording Return to: & Taxes

Ruth M. Madden
3938 LaMarada
Klamath Falls, Oregon 97603

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record
on the 28th day of March, 1985
at 10:41 o'clock A. M. and recorded in book M85
on page 4509 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn
Evelyn Biehn

Klamath County Clerk

Title

By *[Signature]*

Deputy

Fee: \$5.00