

Aspen 28960

60-12844

50934

WARRANTY DEED (INDIVIDUAL)

Vol.

M85

Page

10740

MARK H. WALTON and LAVON WALTON, husband and wife

, hereinafter called grantor, convey(s) to

MICHAEL A. BEEKS

all that real property situated in the County

of Klamath, State of Oregon, described as:

Lot 44, YALTA GARDENS, in the County of Klamath, State of Oregon.

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Yalta Gardens.
4. 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 April 4, 1951 in Book:246 Page: 263.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth hereinabove

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 \$44,000.00.*

Dated this 26th day of March, 1981.

Mark H. Walton

Lavon Walton

STATE OF OREGON, County of Klamath) ss.

On this 31st day of March, 1981, personally appeared the above named Mark H. Walton and Lavon Walton, husband & wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Susan C. Fetzke

Notary Public for Oregon

My commission expires: 11-2-82

* 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:

Klamath 1st Fed
540 Main
KF

STATE OF OREGON,)
) ss.

County of Klamath)

I certify that the within instrument was received for record on the 11th day of July, 1985 at 11:16 o'clock A.M. and recorded in book M85 on page 10740 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

Title

By

Bernetha S. Letoch

Deputy

Fee \$5.00

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