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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That THOMAS K. AASE and PATRICIA A. AASE, husband and wife, in consideration of SEVEN HUNDRED and no/100ths DOLLARS (\$700.00) to them paid by JAMES A. GUNTER and BELLE S. GUNTER, husband and wife, do hereby grant, bargain, sell, and convey unto said JAMES A. GUNTER and BELLE S. GUNTER, husband and wife, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

Lot 4, Block 1, CASA MANANA

SUBJECT HOWEVER, to the following:

1. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.

2. Rules, regulations and assessments of South Suburban Sanitary District, within the boundaries of which district said property is located.

3. Reservations and easements, including the terms and provisions thereof, as set forth in a deed from Pete Sather and Helen Sather, husband and wife, dated September 27, 1946, recorded August 11, 1950, in Deed Volume 241 at page 192, Records of Klamath County, Oregon.

4. Conditions, restrictions, easements, and set back lines as shown on the plat and in the Dedication of CASA MANANA.

5. Conditions and restrictions, including the terms and provisions thereof, contained in that certain declaration recorded May 10, 1963, in Miscellaneous Volume 14, page 480, Records of Klamath County, Oregon.

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6. Trust Deed, including the terms and provisions thereof, dated August 25, 1964, recorded August 27, 1964, in Mortgage Volume 225 at page 343, given to secure the payment of \$15,400.00 with interest thereon and such advances as may be provided therein, executed by Cornel Ross and Patsy C. Ross, who acquired title as Patricia C. Ross, husband and wife, to Oregon Title Insurance Co., an Oregon corporation, trustee for beneficiary Commonwealth, Inc., an Oregon corporation. By an instrument recorded December 17, 1964, the above Trust Deed was assigned in Mortgage Volume 227 at page 602 to the New York Bank for Savings, a domestic corporation.

To Have and to Hold the above described and granted premises unto the said JAMES A. GUNTER and BELLE S. GUNTER, husband and wife, their heirs and assigns forever.

And THOMAS K. AASE and PATRICIA A. AASE, husband and wife, the grantors above named do covenant to and with the above named grantees their heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, except those apparent on the land and those shown on the records of Klamath County, Oregon, and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands and seals this 21 day of May, 1968.

Thomas K. Aase
Patricia A. Aase

STATE OF OREGON)
County of Klamath) ss.

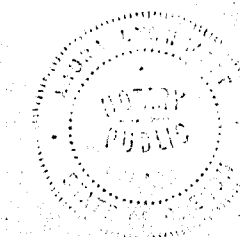
BE IT REMEMBERED, That on this 21 day of May, 1968,

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before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named THOMAS K. AASE and PATRICIA A. AASE, husband and wife, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.



Lynn Lynn Root
NOTARY PUBLIC FOR OREGON

My Commission Expires: 9/21/69

STATE OF OREGON } ss
County of Klamath }
Filed for record at request of
Hal. Coe
on this 21 day of June A. D. 19 68
at 2:52 o'clock PM and duly
recorded in Vol. M-68 of Deeds
Page 5593
DOROTHY ROGERS, County Clerk
Dorothy Rogers
rec. 4.50

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