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## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT GEORGE G. VLAHOS and DONNA J. VLAHOS, husband and wife, hereinafter referred to as Grantors, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto ERNEST W. BOLINGER, JR. and EVELYN S. BOLINGER, husband and wife, hereinafter referred to as Grantees, their heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The West 95 feet of Lot 20, Block 5 DIXON ADDITION, Klamath County, Oregon;

SUBJECT TO:

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1. Reservations, restrictions, rights of way and easements of record and those apparent on the land;

2. Reservations in the Dedication of Dixon Addition;

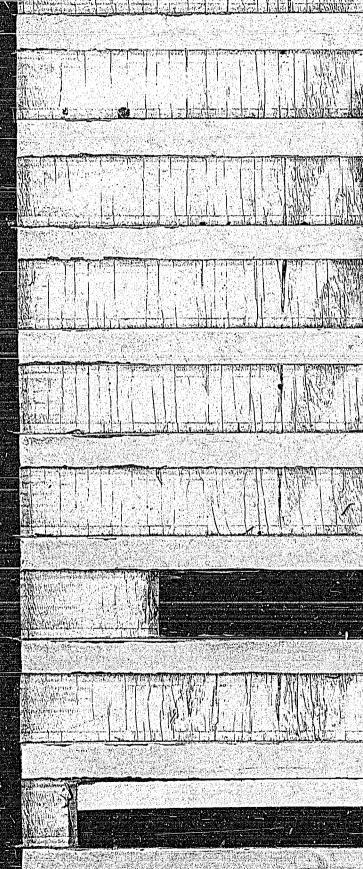
3. Reservations as set forth in the Deed from Wallace J. Stevenson and Emma F. Stevenson, his wife, to T. B. Haskell and Joan James Haskell, husband and wife, dated October 14, 1947, recorded October 21, 1947, in Volume 212 at page 47 as follows: "Reserving unto the Grantors their heirs and assigns, the easements and right to use with grantees, their heirs and assigns, hot water well on said premises, connection to be made to present coils, and any expense of repairing or renewing coil in well to be borne equally by the parties, their heirs and assigns.";

4. Trust Deed, including the terms and provisions thereof, dated September 8, 1965, recorded September 9, 1965, in M-65 at page 1544, given to secure the payment of \$14,950.00, with interest thereon and such future advances as may be provided therein, executed by George G. Vlahos and Donna J. Vlahos, husband and wife, to Oregon Title Insurance Company, trustee for beneficiary First National Bank of Oregon, which trust deed Grantees assume and agree to pay.

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

And said Grantors hereby covenant to and with said Grantees and Grantees' heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above-granted premises, free from all encumbrances, except as hereinabove set forth, and that

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Grantors will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer stated in terms of dollars is the sum of Fifteen Thousand Four Hundred Two and 96/100 Dollars (\$15,402.96).

WITNESS Grantors' hands this  $18^{12}$  day of February, 1970.

Deorg De Vlahor Douna J. Vlahor

STATE OF OREGON County of Klamath )

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On this Std day of February, 1970, personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George G. Vlahos and Donna J. Vlahos, husband and wife, who are known to me to be the identical individuals described become and who agreemented that they individuals described herein, and who acknowledged that they executed the within instrument freely and voluntarily.

Notary Public for Oregon
My Commission Expires: 4/26/10

STATE OF OREGON; COUNTY OF KLAMATH; ss. Filed for record at request of Mr and Mrs. Ernest Bilinger, Jr. this \_18th day of February \_\_\_\_ A. D. 19-70 atll:42 lock A.M., and thuly recorded in Vol. \_M70\_\_\_, of \_Deeds

fee \$3.00

32 BOIVIN, BOIVIN & KOSTA ATTORNEYS AT LAW 210 BOIVIN BUILDING KLAMATH FALLS,

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