

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ORIN D. CHANNER and BEVERLY ANN CHANNER, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by RICHARD K. DEHLINGER and PATRICIA A. DEHLINGER, husband and wife, hereinafter called the Grantees, do hereby grant, bargain, sell and convey unto the said Grantees and Grantees' 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 Southwesterly 30 feet of Lot 38 and the Northeasterly 70 feet of Lot 39 of Moyina, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, easements, rights-of-way of record and those apparent on the land.
2. Taxes for 1973-74 are now a lien but not yet payable. NOTE: Taxes for 1972-73 are paid in full in amount of \$302.82. Account No. 44-3809-3634-3500.

3. Reservations and restrictions contained in the dedication of Moyina.

4. Rules, regulations and assessments of South Suburban Sanitary District.

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 those hereinabove set forth;

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and that 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 \$23,500.00.

WITNESS Grantors' hands this 19th day of July, 1973.

Orin D. Channer

Beverly Ann Channer

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above named ORIN D. CHANNER and BEVERLY ANN CHANNER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.
BEFORE ME this 19th day of July, 1973.

Wm. H. Schmeck
NOTARY PUBLIC FOR OREGON
My Commission expires: Nov 15, 1977

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.
this 25th day of JULY, A.D. 1973 at 3:20 P.M., and
duly recorded in Vol. 1173, of DEEDS, Page 9566

FEE \$ 1.00

By Wm. H. Schmeck, County Clerk

Let:

Equitable S & L
700 Main
City

WARRANTY DEED, PAGE TWO.