

KNOW ALL MEN BY THESE PRESENTS, That JOHN D. DALTON and PEGGY D. DALTON, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE M. STUDENT, JR., hereinafter called the grantee,

does hereby grant, bargain, sell and convey unto the said grantee and grantee's 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:

Lot 28 in TONATEE HOMES, Klamath County, Oregon.
SUBJECT TO: 1. Reservations, restrictions, rights of way, easements of record and those appurtenant on the land; 2. Taxes for 1973-74 are now a lien, but not yet payable; 3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; 4. Regulations, including levies, liens, assessments, rights of way and easements of South Siskiyou Sanitary District; 5. Reservations, restrictions, conditions, easements and building set back lines, including the terms and provisions thereof, as shown on the plat and in the dedication of Tonatee Homes. 6. Building and use restrictions, including the terms and provisions thereof, dated June 11, 1959, and recorded June 11, 1959, in Deed Volume 313 at page 290, Paragraphs 4 and 5 of the above restrictions modified by instrument recorded June 17, 1959 in Deed Volume 313 at page 355.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove stated,

and that grantor 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 \$17,621.00.

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which):

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 15th day of October, 1973.

CALIFORNIA
STATE OF OREGON, County of ss.
Personally appeared the above named JOHN D. DALTON and PEGGY D. DALTON, husband and wife,

and acknowledged to the foregoing instrument to be their voluntary act and deed.
Before me: Steve Balas
Notary Public for Oregon
My commission expires

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

JOHN D. DALTON
PEGGY D. DALTON

TO

GEORGE M. STUDENT, JR.
PATSY R. STUDENT

AFTER RECORDING RETURN TO

No.

Mr. & Mrs. George Student
4315 Memorial Lane
Klamath Falls
Oregon 97601

(DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON

County of Klamath ss.
I certify that the within instrument was received for record on the 15th day of October, 1973, at 1:00 o'clock P.M., and recorded in book 1472 on page 4062 or as file number 62, Record of Deeds of said County.

Witness my hand and seal of County affixed.

D. Mine
County Clerk Title
By Angel Draz Deputy