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WARRANTY DEED

This Indenture Witnesseth, THAT JOHN P. WALLAN and CAROL WALLAN, husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto CHARLES A. FISHER, his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 1 in Block 1 of FIRST ADDITION TO TONATEE HOMES, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations contained in the dedication of First Addition to Tonatee Homes; Building and Use Restrictions recorded October 5, 1959, in Vol. 316 of Deeds, page 226, Records of Klamath County, Oregon, and as amended by instrument recorded September 29, 1961, in Vol. 332, page 660, Deed Records of Klamath County, Oregon; Trust Deed, including the terms and provisions thereof, for beneficiary First National Bank of Oregon, Portland, recorded August 22, 1963, in Vol. 219, page 13, Mortgage Records of Klamath County, Oregon, which said Trust Deed grantee hereby expressly assumes and agrees to pay according to the tenor thereof as same becomes payable and the note accompanying it; and to easements and rights of way of record or apparent on the land, if any.

The true and actual consideration for this transfer is \$19,500.00 ~~being~~

The foregoing recitation of consideration is true as I verily believe. TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, his heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, his heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 28th day of December, 1973.

John P. Wallan (SEAL)

Carol Wallan (SEAL)

STATE OF OREGON, County of Klamath ss. December 31, 1973.
Personally appeared the above named John P. Wallan and Carol Wallan, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

From Office of
GANONG, GORDON & SISEMORE
First Federal Building
Klamath Falls, Oregon

Notary Public for Oregon.
My commission expires 8-5-75

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 2 day of JANUARY, 1974, at 4:00 o'clock P.M., and recorded in book M. 74 on page 24. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Hazel Drazil* County Clerk—Recorder
Deputy

FEE \$ 2.00

Return
Chuck Fisher Assoc.
403 Main
Klamath Falls, Oregon
97601