

WARRANTY DEED

48-8520

ROBERT E. NAUMANN and EMILY G. NAUMANN, husband and wife, Grantors convey and warrant to CHARLES R. DEHLINGER and BARBARA S. DEHLINGER, husband and wife, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 4 in Block 3 of Tract No. 1036 known as
SECOND ADDITION TO VALLEY VIEW, Klamath County,
Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District;
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District;
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat and in the dedications of Tract No. 1036, Second Addition to Valley View, and amended by instrument, recorded February 25, 1972 in M-72 at page 2036, Microfilm Records;
5. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded February 25, 1972, in Book M-72 at page 2038, Microfilm Records;
6. Set back provisions as delineated on the recorded plat, 25 feet from front lot line and 20 feet from West side lot line;
7. Utility easements as delineated on the recorded plat along rear lot line;
8. Trust Deed, including the terms and provisions thereof, dated October 12, 1972, recorded October 13, 1972, in M-72 at page 11769, Microfilm Records, given to secure the payment of \$23,600.00, with interest thereon and such future advances as may be provided therein, executed by Michael J. Thornton and Brenda L. Thornton, husband and wife, to William Ganong, Jr., trustee for beneficiary, First Federal Savings & Loan Association of Klamath Falls, Oregon, a corporation, which Trust Deed, Grantees expressly agree to assume and pay as the same becomes due, holding the Grantors harmless therefrom.

The true and actual consideration paid for this conveyance is \$30,848.00.

WITNESS Grantors' hands this 11 day of March, 1975.

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RECEIVED MAR 11 1975

3:45 pm

49 400

x Robert E. Naumann

x Emily A. Naumann

STATE OF OREGON)
County of Klamath) ss.

Personally appeared ROBERT E. NAUMANN and EMILY G. NAUMANN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:



Donald D. Hune
NOTARY PUBLIC FOR OREGON
My Commission Expires: 7-28-78

Unless a change is requested
all tax statements shall be
sent to the following address:

1st Federal Savings & Loan Assn
570 Main Street
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO:

Mr. and Mrs. Charles R. Dehlinger
% Street Realty
5729 So. 6th
City, 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO
this 11th day of MARCH ^{3p45} A. D. 1975 at 7 o'clock P M., and
duly recorded in Vol. M 75, of DEEDS on Page 2827
FEE \$ 4.00

W^m D. MILNE, County Clerk

Hazel Drayton

WARRANTY DEED, PAGE TWO.