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WARRANTY DEED  
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BEATRICE TUSO and JOSEPH TUSO, Grantors convey and warrant to WILLIAM T. MORGAN and LUELLEJ. MORGAN, 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 1 in Block 2 of MOYINA MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Rules, regulations, and assessments of South Suburban Sanitary District;
3. Right of Way, including the terms and provisions thereof, given by George F. Crain and Lucille Crain, husband and wife, to Pacific Power & Light Company, dated March 4, 1966, recorded March 15, 1966, in Volume M66, page 2196, Microfilm Records of Klamath County, Oregon;
4. Reservations and restrictions in the dedication of Moyina Manor;
5. Building and use restrictions for Moyina Manor, recorded September 4, 1968, in Volume M68, page 8013 Microfilm records of Klamath County, Oregon, and as amended by Agreement Adopting Building and Use Restrictions for Moyina Manor, recorded December 30, 1971, in Volume M71, page 13643, Microfilm records of Klamath County, Oregon.

The true and actual consideration paid for this conveyance is \$32,500.00.

WITNESS Grantors' hands this 8 day of January, 1976.

BEATRICE TUSO

By: Hermine Tusso  
Attorney-in-Fact

JOSEPH TUSO

By: Hermine Tusso  
Attorney-in-Fact

STATE OF OREGON            )  
                                  ) ss.  
County of Klamath         )

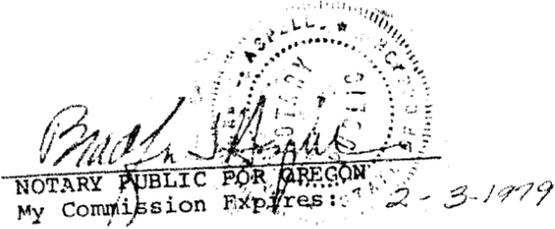
Personally appeared HERMINE TUSO, who, being sworn, stated that she is the attorney-in-fact for BEATRICE TUSO and JOSEPH TUSO

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and that she executed the foregoing instrument by authority of  
and in behalf of said principals; and she acknowledged said  
instrument to be their act.

BEFORE ME:

  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 2-3-1979

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

United States National Bank of Oregon  
c/o Realty Tax Service  
321 S. W. Fourth Ave.  
Portland, Oregon 97204

AFTER RECORDING RETURN TO:

Klamath Falls Real Estate  
Finance Center  
P. O. Box 1060  
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

for record of request for  
this 6th day of FEBRUARY A. D. 19 76 at o'clock A. M. and  
fully recorded in Vol. H 76 of DEEDS on Page 1714

FEE \$ 6.00

W. D. MILNE, County Clerk  
By Hazel Drayle

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