

STEPHEN P. HALL and SHARON L. HALL, husband and wife

hereinafter called grantor, convey(s) to

DAVID S. RYAN and CAROLYN P. RYAN, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

Lot 3 in Block 3, Tract No. 1016, GREEN ACRES

SUBJECT TO: 1. Restrictions, but omitting restrictions, if any, based on color, race, religion or national origin, as shown on the recorded plat of Green Acres. 2. Right of way for pole line as recorded October 26, 1946 in Deed Volume 197 at page 413 from J. W. Whiteline to the California Oregon Power Company. (SE $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 1, Twp 39 S., R 8 EWM.) 3. Easement, including the terms and provisions thereof, recorded March 31, 1950 in Deed Volume 237 at page 641 from J. W. Whiteline to R. P. Breitenstein et ux, for road purposes along North line of SE $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 1. 4. Grant of right of way, including the terms and provisions thereof, recorded January 21, 1957 in Deed Volume 289 at page 225, in favor of California Oregon Power Company. 5. Covenants, easements, and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms (continued on reverse) and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 51,500.00 *Dated this 19 day of January, 1977.Stephen P. Hall
Stephen P. HallSharon L. Hall
Sharon L. HallSTATE OF OREGON, County of Klamath) ss.

On this 19 day of January, 1977 personally appeared the above named Stephen P. Hall and Sharon L. Hall and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Susan L. Stockwell
Notary Public for OregonMy commission expires: 6-13-80

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
 ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Stephen P. Hall
Sharon L. Hall

TO

David S. Ryan
Carolyn P. Ryan

After Recording Return to:
 Mr. & Mrs. David S. Ryan
 c/o Transamerica - Susan
 Until further notice, send tax
 statements to:
 Department of Veterans' Affairs
 1225 Ferry St. SE
 Salem, OR 97310 Loan No. M-30260

Form No. 9-960
(Previous Form No. TA 16)

STATE OF OREGON,)

ss.

County of)

I certify that the within instrument was received for record
 on the _____ day of _____, 19____,
 at _____ o'clock _____ M. and recorded in book _____
 on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____

Title

Deputy

1060

thereof, recorded July 24, 1970 in Book M-70 at page 6147;
6. MORTGAGE between Stephen P. Hall and Sharon L. Hall, husband
and wife. Mortgagor, and State of Oregon represented and acting
by the Director of Veterans' Affairs, Mortgagee, dated August 28,
1975, recorded August 29, 1975 in Book M-75 at page 10135, which
the grantees herein agree to assume and pay according to the terms
and conditions therein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

filed for record at request of TRANSAMERICA TITLE INS. CO.
this 20th day of JANUARY A. D. 1978 at 10:48 o'clock A.M., and
duly recorded in Vol. M 77, of DEEDS on Page. 1059
Wm D. MILNE, County Clerk
By [Signature]
FEE \$ 6.00