

Until a change is requested, all tax statements shall be sent to Grantees at the following address:

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26344 2325 HOPE ST
Klamath Falls, ORE. 97601

WARRANTY DEED

HARRY D. HALSTEAD and DIANE A. HALSTEAD, husband and wife, Grantors, convey and warrant to JAMES LARIMER and GERTRUDE LARIMER, husband and wife, Grantees, the following described real property, free of encumbrances except as specifically set forth herein:

The Northwesterly 90 feet of Lot 40, FIRST ADDITION TO SUMMERS LANE HOMES, Klamath County, Oregon.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded December 12, 1958, in Book 307 at page 441, Deed Records.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of First Addition to Summers Lane Homes.
5. An easement created by instrument, including the terms and provisions thereof, dated March 16, 1809, in Book 25 at page 628, Deed

RAY GRAY, FANCHER, HOLMES & HURLEY

ATTORNEYS AT LAW
1044 N.W. BOND STREET
BEND, OREGON 97701

WARRANTY DEED

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Records of Klamath County, Oregon, in favor
of United States of America for right of way.

3859

6. An easement created by instrument, including the terms and provisions thereof, dated and recorded July 14, 1961, in Book 331 at page 24, Deed Records, in favor of California Oregon Power Co., for electric transmission line.

7. Mortgage, including the terms and provisions thereof, dated November 4, 1974, recorded November 5, 1974, in Book M-74, Page 14257, Microfilm Records, given to secure the payment of \$25,175.00, with interest thereon and such future advances as may be provided therein, executed by Harry D. Halstead and Diane A. Halstead, husband and wife, to the State of Oregon, represented and acting by the Director of Veterans' Affairs, which mortgage the Grantees assume and agree to pay according to the terms thereof. The balance to be assumed as of March 2nd, 1977, is the sum of \$24,584.60.

The true and actual consideration for this conveyance is \$ 34,500.00.

Dated this 6 day of March, 1977.

Harry D. Halstead
HARRY D. HALSTEAD

Diane A. Halstead
DIANE A. HALSTEAD

STATE OF OREGON, County of Klamath ss.

On this 6 day of March, 1977, personally appeared before me the above named HARRY D. HALSTEAD and DIANE A. HALSTEAD, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Edward S. Phillips
Notary Public for Oregon
My commission expires: 9/7/77

GRAY, FANCHER, HOLMES & HURLEY
ATTORNEYS AT LAW
1044 N.W. BOND STREET
BEND, OREGON 97701

WARRANTY DEED

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 7th day of March A.D., 1977 at 12:17 o'clock P.M., and duly recorded in Vol. M-77 of DEEDS on Page 3858.

FEE \$ 6.00

WM. D. MILNE, County Clerk
By Forrest Draz Deputy