

MICHAEL E. LUTZ and CAROL L. LUTZ, husband and wife

, hereinafter called grantor, convey(s) to

BILLIE L. REAM and SANDRA LEE REAM, husband and wife

all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 2 in Block 1, SUNSET VILLAGE

SUBJECT TO: 1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District. 2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District. 3. Restrictions, set back provisions and utility easements, as delineated on the recorded plat. 4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race color, religion or national origin, imposed by instrument recorded May 29, 1967 in Book M-67 at page 4004, and modified January 10, 1968 in Book M-68 at pages 205 and 210. 5. This property lies within and is subject to the levies and assessments of the Sunset Lighting District. 6. MORTGAGE between Michael E. Lutz and Carol L. Lutz, Mortgagor, and the State of Oregon represented and acting by the Director of Veterans' Affairs, Mortgagee, dated June 25, 1976, recorded June 25, 1976 in Book M-76 at page 9615, which the grantees herein shall assume and pay according to the terms and conditions therein.

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.

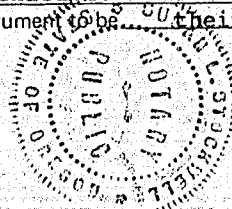
The true and actual consideration for this transfer is \$ 33,539.01.Dated this 24 day of January, 19 77.

Michael E. Lutz

Carol L. Lutz

STATE OF OREGON, County of Klamath ) ss.

On this 24 day of January, 19 77 personally appeared the above named Michael E. Lutz and Carol L. Lutz and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Susan L. Stockwell

Notary Public for Oregon

My 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)

TO

After Recording Return to:

Mr. &amp; Mrs. Billie L. Ream

5807 Southgate Dr.

City

Taxes:

St. Vets

1225 Ferry St. SE

Salem, OR

878 97310

Form No. 9-950  
(Previous Form No. TA 16)

STATE OF OREGON, )

) ss.

County of KLAMATH )

I certify that the within instrument was received for record on the 18th day of MARCH, 1977, at 4:06 o'clock PM, and recorded in book M77 on page 4627 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By

Hazel D. Dugan

Deputy

FEE \$ 3.00