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Until a change is requested, all tax statements shall be sent to the following address: *Return to:*
THOMAS D. SUNDAY & DOROTHY SUNDAY
4005 SHASTA WAY
KLAMATH FALLS, OREGON 97601
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That KLAMCO, INC., a Nevada corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS D. SUNDAY and DOROTHY RUTH SUNDAY, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the said grantees, as tenants by the entirety, their heirs and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 13, 14, 15, 16, 17 and 18 in Block 5, Second Hot Springs Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO Lot 21 and a portion of Lot 22 all in Block 5, Second Hot Springs Addition to Klamath Falls, according to the official plat thereof on file in the office of County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a three-fourths inch iron pin on the most Easterly corner of said Lot 22, said point being on the intersection of Spring Street and Esplanade Avenue; thence South 25° 52' West along the Easterly line of said Lots 22 and 21 a distance of 67.80 feet to a one-half inch iron pin on the Southeast corner of said Lot 21; thence North 64° 03' West along the Southerly line of said Lot 21 a distance of 111.19 feet to a concrete nail on the Southwesterly corner of said Lot 21; thence North 29° 34' East along the Westerly line of said Lots 21 and 22 a distance of 44.22 feet to a point that is South 29° 34' West a distance of 85.78 feet from the one-half inch iron pin marking the most Northerly corner of said Lot 22, said point also being 1.0 feet Southeasterly measured at right angles from an existing steel fence; thence North 56° 56' East a distance of 76.18 feet to a point on the Northerly line of said Lot 22, said point being 1.4 feet Southeasterly, measured at right angles from an existing steel fence; thence South 33° 04' East along the Northerly line of said Lot 22 a distance of 80.57 feet to the point of beginning.

SUBJECT TO:

- (1) Liens and assessments of the City of Klamath Falls for sewer fees.
- (2) Reservations and restrictions contained in deed from Union High School District No. 2 of Klamath County, a public school district, to Paul W.

WARRANTY DEED (1)

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Sharp and Elizabeth E. Sharp dated May 9, 1966, recorded May 11, 1966, Vol. M66, page 5075, Deed Records of Klamath County, Oregon.

(3) Mortgage, including the terms and provisions thereof, given by Robert E. Garrison and Christine L. Garrison, husband and wife, to United States National Bank of Oregon dated December 15, 1971, recorded December 22, 1971, Vol. M71, page 13425, Mortgage Records of Klamath County, Oregon, to secure the payment of \$60,000.00, which said mortgage and the obligation thereunder grantees assume and agree to pay and to hold grantor and Robert E. Garrison harmless on account thereof.

(4) Mortgage, including the terms and provisions thereof, given by Robert E. Garrison to Vernon L. Durant and Bruce L. Durant, co-partners, doing business as Durant Real Estate, dated July 22, 1974, recorded July 22, 1974, Vol. M74, page 8886, Mortgage Records of Klamath County, Oregon, to secure the payment of \$15,000.00. By assignment recorded July 25, 1974, Vol. M74, page 9044, Mortgage Records of Klamath County, Oregon, said mortgage was assigned to Ernest Graves, which said mortgage and the obligation thereunder grantees assume and agree to pay and to hold grantor and Robert E. Garrison harmless on account thereof.

(5) Mortgage, including the terms and provisions thereof, given by Robert E. Garrison to Vernon L. Durant and Bruce L. Durant, co-partners dba Durant Real Estate, dated July 22, 1974, recorded July 22, 1974, Vol. M74, page 8888, Mortgage Records of Klamath County, Oregon, to secure the payment of \$16,603.76. By assignment dated July 24, 1974, recorded July 25, 1974, Vol. M74, page 9043, Mortgage Records of Klamath County, Oregon, \$5,000.00 of the note secured by said mortgage was assigned to Carl Wilson and Marguerette Wilson, husband and wife. By assignment dated May 1, 1975, recorded May 2, 1975, Vol. M75, page 4756, Mortgage Records of Klamath County, Oregon, a one-half interest, less the portion assigned to Wilson, was assigned to Ernest H. Graves, which said mortgage and the obligation thereunder grantees herein assume and agree to pay and to hold grantor and Robert E. Garrison harmless on account thereof.

(6) Right of way easement, including the terms and provisions thereof, given by Dr. Robert E. Garrison to California-Pacific Utilities Company dated August 13, 1975, recorded August 13, 1974, Vol. M74, page 988, Deed Records of Klamath County, Oregon.

(7) Easements, restrictions or servitudes of record or apparent upon the land.

TO HAVE AND TO HOLD the same unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And said grantor hereby covenants to and with said

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grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances (except as noted above) and that grantor will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever (except those claiming under the above-described encumbrances).

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$156,000.00.

WITNESS grantor's hand this 11th day of July, 1977.

KLAMCO, INC.

By: Robert E. Pannan
President

By: C. W. Deenke
Secretary

STATE OF OREGON)
County of Klamath) ss.

Before me this 11th day of July, 1977, personally appeared Robert E. Pannan and C. W. Deenke who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of KLAMCO, INC., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Patricia H. Wilson
Notary Public for Oregon
My Commission Expires: 9-11-80

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record on request of XXXXXXXXXX

this 21 day of July A.D. 1977 at 11:07 o'clock AM, and
duly recorded in Vol. M 77 of Deeds on Page 12911

/Fee \$9.00

Wm. B. McElme, County Clerk
Pat McElme

WARRANTY DEED (3)