

TIMOTHY L. FONTAINE and MARYALICE FONTAINE, husband and wife

DENNIS H. FASSLER,

hereinafter called grantor, convey(s) to

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

The South 40 feet of Lot 15 and the North 30 feet of Lot 16, of WEST PARK, a re-subdivision of a portion of BUENA VISTA and FAIRVIEW ADDITION NO. 2, TO THE CITY OF KLAMATH FALLS.

SUBJECT TO:

1. Rules, regulations and statutory powers of the City of Klamath Falls.
2. Restrictions as shown on the recorded plat.
3. Covenants, easements and restrictions, imposed by instrument, including the terms and provisions thereof, recorded September 21, 1956 in Book 286 at page 611.
4. An easement created by instrument, including the terms and provisions thereof, recorded October 25, 1956 in Book 287 at page 446.
5. Trust Deed, including the terms and provisions thereof, recorded October 29, 1976 in Book M76 at page 17202, in favor of First National Bank of Oregon, which Trust Deed the Grantee herein assumes and agrees to pay according to the terms as contained therein.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as specifically set forth hereinabove

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 \$ 30,500.00.Dated this 1st day of March, 1978.

Timothy L. Fontaine
Maryalice Fontaine

STATE OF OREGON, County of Klamath) ss.

On this 2nd day of March, 1978 personally appeared the above named Timothy L. Fontaine and Maryalice Fontaine and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Barlene P. Addington

Notary Public for Oregon

My commission expires: March 22, 1981

- * 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. Dennis H. Fassler
 2219 Garden Ave.
 Klamath Falls, OR 97601

Send Tax Statements To:
 First National Bank, P.O. Box
 3131, Portland, OR 97208

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 3rd day of March, 1978 at 3:20 o'clock P.M. and recorded in book M78 on page 4102 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernetha H. Helsich Deputy

Fee \$3.00