

WARRANTY DEED

PETER M. WALL and KATHRYN E. WALL, husband and wife, Grantors convey and warrant to ROCKLAND B. RICHARDSON and DOLORES D. RICHARDSON, husband and wife, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 8, Block 40, FIRST ADDITION TO CITY OF KLAMATH FALLS, in the County of Klamath State of Oregon

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Regulations, including levies, liens, and utility assessments of the City of Klamath Falls;
3. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$26,600.00. Dated: July 20, 1976, recorded July 21, 1976 in Book M-76, page 11090, Mortgagor: Peter M. Wall and Kathryn E. Wall, husband and wife, Mortgagee: State of Oregon, represented and acting by the Director of Veteran's Affairs, which said mortgage, Grantees agree to assume and pay when the same becomes due.

The true and actual consideration paid for this conveyance is \$38,500.00.

WITNESS Grantors' hands this 15 day of March, 1978.

Peter M. Wall

Kathryn E. Wall

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared PETER M. WALL and KATHRYN E. WALL, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Unless a change is requested all future tax statements shall be sent to:
Department of Veteran's Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/4/1981

AFTER RECORDING RETURN TO:

Mr. and Mrs. Rockland Richardson
227 Jefferson Street
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 15th day of March A.D., 1978 at 3:21 o'clock P. M., and duly recorded in Vol. 78 of Deeds on Page 4982.

FEE \$3.00

WM. D. MILNE, County Clerk
By Bernice J. Lebeck Deputy