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A-29080

-WARRANTY DEED- Vol. ^m 78 Page 7343

EDDIE L. WILCHER and HAZEL L. WILCHER, husband and wife, Grantors, and LEE M. CANTWELL and GLORIA L. CANTWELL, husband and wife, Grantors, Warrant and convey to LARRY R. HINES, Grantee, as to an undivided one-half interest, and NATHANIEL LAWSON, Grantee, as to an undivided one-half interest, in the following described real property, as tenants in common, situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Lots 23 and 24 of Block 71 of BUENA VISTA 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, and ALL that portion of Lot 22, Block 71 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, described as follows: Beginning at an iron pin on the line common to Lots 22 and 23, said Block 71, said pin being 37.5 feet along the line common to said Lots 22 and 23 from the South easterly corner of said Lot 22; thence North 3 51' West 21.0 feet; thence North 86°09' East 18.58 feet; thence South 37°39' West along a line common to said Lots 22 and 23 a distance of 28.04 feet to the point of beginning.

SUBJECT TO: That certain Trust Deed, including the terms and provisions thereof, given by Eddie L. Wilcher and Hazel L. Wilcher, Lee M. Cantwell and Gloria L. Cantwell, recorded December 30, 1976 in Microfilm Records of Klamath County, Oregon, to secure the payment of \$66,400, given to First Federal Savings and Loan Association, as beneficiary; which Trust Deed Grantees herein assume and agree to pay according to the terms thereof.

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; charges and assessments of the City of Klamath Falls for sewer services; Conditional Assignment of Rentals, including the terms and provisions thereof, given by Eddie L. Wilcher and Hazel L. Wilcher and Lee M. Cantwell and Gloria L. Cantwell, to First Federal Savings & Loan, dated December 10, 1976 and recorded December 30, 1976 in Microfilm Records M-76 on page 20931, records of Klamath County, Oregon; 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 One Hundred Thousand and No/100ths (\$100,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to; K1 First Federal S/Loan, Main Br K. Falls.

DATED this 21 day of April, 1978.

Return to:
Larry R. Hines
1800 Academy
K. Falls, OR

Eddie L. Wilcher
Hazel L. Wilcher
Lee M. Cantwell
Gloria L. Cantwell

WILLIAM P. BRANDENBERG
ATTORNEY AT LAW
411 FINE STREET
KLAMATH FALLS, OREGON 97601
1. WARRANTY DEED

78 APR 24 PM 12 02

STATE OF OREGON)
 County of Klamath) ss.

April 21, 1978.

Personally appeared the above-named EDDIE L. WILCHER and HAZEL L. WILCHER, husband and wife, and LEE M. CANTWELL and GLORIA L. CANTWELL, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

[Signature]
 Notary Public for Oregon
 My Commission expires: 8-5-79

STATE OF OREGON; COUNTY OF KLAMATH; ss.
 led for record at request of Klamath County Title Co.
 was 24th day of April A. D. 19 78 at 12:02 clock P M., and
 duly recorded in Vol. M78, of Deeds on Page 7943

Wm D. MILNE, County Clerk
 By: *[Signature]*

Fee \$6.00

WILLIAM P. IMANDONESE
 ATTORNEY AT LAW
 411 PINE STREET
 KLAMATH FALLS, OREGON 97601

2. WARRANTY DEED