

JAY EDWARD SELLERS & DOROTHY LOUISE SELLERS, husband and wife
HARLEY W. CUMBIE & CATHERINE L. CUMBIE, husband and wife, hereinafter called grantor, convey(s) to
 of Klamath State of Oregon, described as: all that real property situated in the County

Lot 28, Block 7, Tract No. 1019, WINEMA PENINSULA UNIT NO. 2,
 in the County of Klamath, State of Oregon.

Subject to:

1. An Easement created by instrument, including the terms and provisions thereof, recorded February 27, 1959 Book 310 Page: 175 In favor of Klamath Telephone & Telegraph Company
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Winema Peninsula Unit No. 2.
3. Set back provisions as delineated on the recorded plat, 25 foot set back lines along front and 20 foot along all side and back lot lines.
4. Utility easements as delineated on the recorded plat along all back and side lot lines.

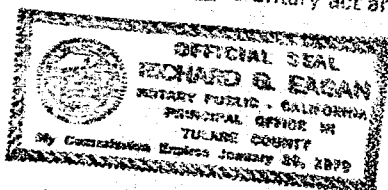
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth hereinabove
 and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 5,500.00.

Dated this 3rd day of July, 19 78.

California
 STATE OF Oregon, County of Tulane) ss.

On this 8th day of July, 19 78, personally appeared the above named Jay Edward Sellers & Dorothy Louise Sellers and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: Richard G. Egan
 Notary Public for California
 My commission expires: _____

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: Tax statements
 Mr. & Mrs. Harley Cumbie
 P.O. Box 801
 Chiloquin, Oregon

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 24th day of July, 19 78, at 3:49 o'clock PM, and recorded in book N78 on page 16043 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Rm. D. Miller

County Clerk

By Lurinda Smith Title
 Fee \$3.00 Deputy