

FRANKLIN PAUL FREELAND and BONNIE M. FREELAND, husband and wife

I.V. SMIRNOV and RITA A. SMIRNOV, husband and wife

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

Lot 7, LESS the Easterly 7 feet in Block 10, Tract No. 1937, known as FIFTH ADDITION TO SUNSET VILLAGE, in the County of Klamath, State of Oregon.

and covenant that grantor is the owner of the above described property free of all encumbrances except SEE ATTACHED EXHIBIT "A"

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 \$ 68,500.00.

Dated this 13th day of September, 19 78.

Franklin Paul Freeland
Bonnie M. Freeland

STATE OF OREGON, County of Klamath ss.

On this 15 day of September, 19 78 personally appeared the above named Franklin Paul Freeland and Bonnie M. Freeland and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Donna K. Rick
DONNA K. RICK
NOTARY PUBLIC-OREGON
My Commission Expires 7/21/79

Notary Public for Oregon

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: TA done
Send tax Statement:
Same as usual

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M. and recorded in book _____ on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____

Deputy

EXHIBIT "A"

SUBJECT TO:

20509

1. Taxes for the year 1978-79 are now a lien but not yet payable.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Fifth Addition Sunset Village.
5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms thereof,
Recorded : June 13, 1972 Book: M-72 Page: 6318
6. Set back provisions as delineated on the recorded plat, 25 feet from front lot line and 5 feet from side lot line and 20 feet along arterial street.
7. Utility easements as delineated on the recorded plat along rear lot line and being 8 feet in width.
8. Trust Deed, including the terms and provisions thereof, recorded April 19, 1975 in Book: M-75 at page: 3865, in favor of First National Bank of Oregon, Administrative Headquarters., which Trust Deed the Grantees herein assume and agree to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.on 15th day of September A. D. 1978 at 3:38 o'clock P. M., orJuly recorded in Vol. M78 of Deeds on Page 20508

Fee \$6.00

Wm D. MILNE, County Cl.

By Bernard Y. Helich