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-WARRANTY DEED- Vol. M78 Page 28202

WILLIAM JOHN McCULLOUGH and BONITA L. McCULLOUGH, husband and wife, Grantors, warrant and convey to DICK B. LEEVER and JOAN M. RANDOLPH, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

The South 5 feet of Lot 15 and the North 90 feet of Lot 16 of VALLEY VIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO AND EXCEPTING:

(1) acreage and use limitations under provisions of United States Statutes and regulations issued hereunder; (2) liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; (3) rules, regulations, liens and assessments of South Suburban Sanitary District; (4) right of way, including the terms and provisions thereof, given by Marius Petersen, a single man, to the California Oregon Power Company, a California corporation, dated May 13, 1943, recorded May 18, 1943, Vol. 155 of Deeds, page 304, records of Klamath County, Oregon; (5) reservations, restrictions, contained in the dedication of Valley View as follows: "subject to a 20-foot building set-back line as shown, a minimum building construction of 1100 square feet, and subject to an eight-foot easement along the back property lines of each lot for future sanitary sewer and public utilities, said easement shall provide for the ingress and egress for maintenance and construction of such utilities, and no structures shall be permitted and any plantings shall be placed at the risk of the owner in said easement"; reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Fifty Nine Thousand and NO/100ths (\$59,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to:

DATED this 15th day of December, 1978.

William John McCullough
Bonita L. McCullough

STATE OF OREGON }
County of Klamath) ss. December 15, 1978.

Personally appeared the above-named WILLIAM JOHN McCULLOUGH and BONITA L. McCULLOUGH, husband and wife, and acknowledged the foregoing instrument to be their voluntary act.

Russell Owens
Notary Public for Oregon
My Commission expires: 5-14-80

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE 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 18th day of December A.D., 19 78 at 1:26 o'clock P M., and duly recorded in Vol. M78 of Deeds on Page 28202.

FEE \$3.00

WM. D. MILME, County Clerk
By Jeannette Metke Deputy