

GARY E. VAUGHT and SUZANNE C. VAUGHT, Husband and Wife

KENNETH G. WILLIAMS and JANNA C. WILLIAMS, Husband and Wife

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

Lot 24, OLD ORCHARD MANOR TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. SUBJECT TO: 1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls. 2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District. 3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Old Orchard Manor. 4. 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 February 20, 1951 in Book 245 at Page 361. 5. An easement created by instrument, including the terms and provisions thereof, dated January 13, 1951, recorded January 23, 1951 in Book 245 at Page 361 in favor of California Oregon Power Co. for Transmission and distribution of electricity. 6. Trust Deed, including the terms and provisions thereof, recorded May 10, 1978 in Book M-78 at Page 9529, Beneficiary being Klamath First Fed. Savings & Loan Assoc. of Klamath Falls, Oregon, a corporation, which grantees herein agree to assume and pay. and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as shown above

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 \$ 37,500.00.Dated this 15th day of January, 19 79.

GARY E. VAUGHT

SUZANNE C. VAUGHT

STATE OF OREGON, County of Klamath ) ss.

On this 15th day of January, 1979 personally appeared the above named Gary E. Vaught and Suzanne C. Vaught and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me,

Notary Public for Oregon

My commission expires: 3-22-81

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)

Vaught

TO

Williams

After Recording Return to:  
Mr. and Mrs. Kenneth Williams  
1030 Alandale  
Klamath Falls, Oregon 97601  
Send Tax Statements To:  
Klamath Falls 1st Federal  
5210 Main, City 97601

Form No. 0-960  
(Previous Form No. TA 16)

STATE OF OREGON,

) ss.

County of Klamath

I certify that the within instrument was received for record on the 15th day of January, 1979 at 3:25 o'clock P.M. and recorded in book M79 on page 1136 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernetha Skitsch

Deputy

Fee \$3.00