

GRACE M. BRADBURY, an estate in fee simple
hereinafter called grantor, convey(s) to
LONNIE R. CHRISTENSEN and KIMBERLY CHRISTENSEN, husband and wife
all that real property situated in the County
of KLAMATH, State of Oregon, described as:

Lot 17, Block 1, SHADOW HILLS NO. 1, 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 Enterprise Irrigation District. 3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Shadow Hills, No. 1. 4. Utility easements as delineated on the recorded plat along the rear 8 feet of subject property. 5. An easement created by instrument, including the terms and provisions thereof, dated November 15, 1962 and recorded December 21, 1962 in book 342 at page 155 in favor of Pacific Power and Light Company for right of way for transmission line. 6. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$20,700.00 dated February 19, 1973 and recorded February 27, 1973 in book M-73 at page 2056. Trustor: James H. Bradbury and Grace M. Bradbury, husband and wife, Trustee, William Ganong, Jr., Beneficiary, and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those stated above and on the reverse side of this deed

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 \$ 43,000.00

Dated this 18 day of January, 1979

Grace M. Bradbury
Grace M. Bradbury

STATE OF OREGON, County of Klamath) ss.

on this date, January 18, 1979 personally appeared the above named
Grace M. Bradbury and acknowledged the foregoing
instrument to be her voluntary act and deed.

Before me:

Donna K. Cook
DONNA K. COOK
NOTARY PUBLIC - OREGON
My Commission Expires 9/21/79

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)

BRADBURY
TO

CHRISTENSEN
After Recording Return to: TA DONNA

SEND TAX STATEMENTS TO:

Same as now listed

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.

By Deputy

continued.....

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First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, which buyers agree to assume and pay in full.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 19th day of January A. D. 1979 at 10:26 clock AM. am

fully recorded in Vol. M79, of Deeds on Page 609

Wm D. MILNE, County Clerk

By Bernetha Shetch

Fee \$6.00