

PAUL O. HEDIN, JR. and SUSAN J. HEDIN, Husband and Wife

hereinafter called grantor, convey(s) to

MITCHELL COBB, a Single Person and HUNG TRUONG, a Single Person

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

The West 54 feet of Lot 7 and the East 6 feet of Lot 8 in DE BIRK HOMES, in the County of Klamath, State of Oregon. SUBJECT TO: 1. Regulations of Klamath Irrigation District. 2. Regulations of the South Suburban Sanitary District. 3. An easement recorded December 10, 1956 in Book 288 at Page 319. 4. Restrictions recorded July 15, 1958 in Book 301 at page 56, Deed Records, and modified by an instrument recorded February 26, 1960 in Book 319 at page 246. 5. Trust Deed Dated January 24, 1978 and Recorded January 24, 1978 in Book M-78 at Page 1473 to First National Bank of Oregon, 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 \$ 32,000.00.\*

Dated this 16th day of February, 19 79.

Paul O. Hedin, Jr.  
PAUL O. HEDIN, JR.

Susan J. Hedin  
SUSAN J. HEDIN

STATE OF OREGON, County of Klamath ) ss.

On this 16th day of February, 19 79 personally appeared the above named Paul O. Hedin, Jr. and Susan J. Hedin and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Parlene V. Addington  
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)

Hedin

TO

Cobb/Truong

After Recording Return to:

Mitchell Cobb

Hung Truong

3707 Diamond Street

Klamath Falls, Oregon 97601

Taxes: First Nat'l Bk. of Oregon

P. O. Box 3131

Portland, Oregon 97208

STATE OF OREGON, )

) ss.

County of Klamath )

I certify that the within instrument was received for record on the 20th day of February, 19 79 at 11:12 o'clock A M. and recorded in book M79 on page 3821 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bunetha Shishich

Deputy

Fee \$3.00