

63789

-WARRANTY DEED-

Vol. <sup>m</sup> 79 Page 5486

DAVID L. TERHUNE, Grantor, conveys and warrants to MICHAEL T. ROSS and RHONDA K. ROSS, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 10, Block 15, Tract 1064, FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of Oregon

SUBJECT TO AND EXCEPTING:

(1) Regulations, including levies, liens and utility assessments of the City of Klamath Falls; (2) An easement created by instrument, including the terms and provisions thereof, dated June 26, 1905, recorded May 18, 1907 in Book 22, page 479, in favor of United States of America; (3) An Easement created by instrument, including the terms and provisions thereof, dated May 1, 1945, recorded May 15, 1945 in Book 176, page 284, in favor of California Oregon Power Company for right of way for pole lines; (4) Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Gatewood; (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 September 3, 1976 in Book M-76 page 13888; (6) Any statutory liens for labor or material, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have gained or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear of record; (7) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Forty Six Thousand and No/100ths (\$46,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: KLAMATH FIRST FEDERAL 540 MAIN

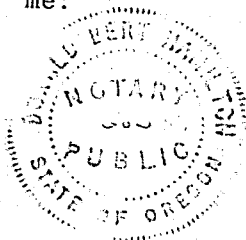
DATED this 6<sup>th</sup> day of MARCH, 1979.

STATE OF OREGON }

County of Klamath }

ss. MARCH 6, 1979.

Personally appeared the above-named DAVID L. TERHUNE and acknowledged the foregoing instrument to be his voluntary act. Before me:



Donald B. Hamilton  
Notary Public for Oregon  
My Commission expires: 3/30/81

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 9th day of March A. D. 19 79 at 3:08 o'clock P M., and

fully recorded in Vol. M79, of Deed s Page 5486

WILLIAM P. BRANDSNESS  
ATTORNEY AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601

W. L. ARLINE, County Clerk

By Bernice A. Hetch

Fee \$3.00

TA

279 MAR 9 PM 3 08