

WARRANTY DEED

KEITH C. CALDWELL and EVELYN M. CALDWELL, husband and wife, Grantors convey and warrant to BRADFORD J. ASPELL and SUSAN E. ASPELL, husband and wife, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 5, LOMA LINDA HEIGHTS, in the County of Klamath State of Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way; easements of record and those apparent on the land;
2. Regulations, including levies, liens, and utility assessments of the City of Klamath Falls;
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Loma Linda Heights;
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: August 5, 1955, Book: 276 Page: 330; Amended: January 5, 1956, Book: 280 Page: 263;
5. An easement created by instrument, including the terms and provisions thereof: Recorded: October 23, 1956, Book: 287 Page: 400, In favor of: The California Oregon Power Company, 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 \$40,000.00, Dated: May 16, 1973, Recorded May 16, 1973, Book: M-73, Page: 5946, Trustor: Robert Jon Bogatay and Greer Bogatay, husband and wife, Trustee: William Ganong, Jr., Beneficiary: First Federal Savings & Loan Association of Klamath Falls, Oregon, a corporation, Loan #01-09320, which Grantees agree to assume and pay, holding Grantors harmless therefrom.

The true and actual consideration paid for this conveyance is \$94,000.00.

WITNESS Grantor's hands this 29 day of June, 1979.

Keith C. Caldwell
KEITH C. CALDWELL

Evelyn M. Caldwell
EVELYN M. CALDWELL

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared KEITH C. CALDWELL and EVELYN M. CALDWELL, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/4/1981
NOTARY PUBLIC FOR OREGON
My Commission Expires:

Unless a change is requested all future tax statements shall be sent to:

First Federal Savings & Loan Association
538 Main Street
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO:

Mr. and Mrs. Bradford J. Aspell
727 Hillside Street
Klamath Falls, Oregon 97601

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

TRANSAMERICA TITLE CO.
on this 29 day of JUNE A.D. 1979
at 10:49 o'clock A M, and duly
recorded in Vol. M79 of DEEDS
Page 15420
Wm D. MILNE, County Clerk
By Bernitha H. Hetch Deputy
Fee \$6.00