

K-32150

-WARRANTY DEED-

Vol. ^M 79 Page 17551

STEPHEN L. WARDEN and KATHY L. WARDEN, husband and wife, Grantors, convey and warrant to ROBERT P. KINGZETT and WENDY B. KINGZETT, 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 11, Block 36, Hot Springs Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk Klamath Falls, Oregon

SUBJECT TO AND EXCEPTING:

- (1) Taxes for 1979-80 which are now a lien but not yet payable;
- (2) Charges and assessments of the City of Klamath Falls for monthly water and/or sewer service; (3) Trust Deed, including the terms and provisions thereof, executed by Stephen L. Warden and Kathy L. Warden, husband and wife, as grantors, to William L. Sisemore, as trustee, for First Federal Savings and Loan Association of Klamath Falls, Oregon, as beneficiary, dated August 1, 1977, recorded August 8, 1977, in Volume M77, page 14304, Microfilm records of Klamath County, Oregon, to secure the payment of \$28,000.00, which Grantees assume and agree to pay; 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-four Thousand and No/100ths (\$44,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: 41 Federal St. - Main St.

DATED this 21 day of July, 1979.

Stephen L. Warden

Kathy L. Warden

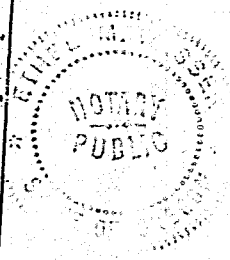
STATE OF OREGON)
County of Columbia) ss.

July 21, 1979

Personally appeared the above-named Stephen L. Warden and Kathy L. Warden, and acknowledged the foregoing instrument to be their voluntary act. Before Me:

Return to
Robert Kingzett
1930 Manzanita
K. Falls, Or

Ethel M. Thassen
Notary Public for Oregon
My commission expires: Nov. 4, 1980



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.
this 24th day of July A. D. 19 79 at 3:00 o'clock P M., and
fully recorded in Vol. M79, of Deeds on Page 17551

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

Wm D. MILNE, County Clerk

Fee \$3.00

By Bernetha Whelan

79 JUL 21 PM 3 00