

Until a change is requested, all tax statements shall be sent to  
the following address: 3628 Coronado Way  
Klamath Falls, OR 97601

88-19699

72095

WARRANTY DEED

Vol 179 Page 18971

KNOW ALL MEN BY THESE PRESENTS, that MARLON J. JANNUZZI and LOIS A. JANNUZZI, husband and wife, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by DONALD F. HANSON and CHRISTINE M. HANSON, husband and wife, herein after called the grantees, do hereby grant, bargain, sell and convey unto the said grantees, as tenants by the entirety, their heirs and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 24, Block 5, Tract No. 1037, FIFTH ADDITION  
TO SUNSET VILLAGE, 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) Regulations, including levies, liens, assess-  
ments, rights of way and easements of the South  
Suburban Sanitary District.

(4) Restrictions, but omitting restrictions, if any,  
based on race, color religion or national origin as  
shown on the recorded plat of Fifth Addition to  
Sunset Village.

(5) Conditions and restrictions, but omitting  
restrictions, if any, based on race, color, religion  
or national origin, imposed by instrument, including  
the terms thereof, recorded June 13, 1972, in  
Book M-72 page 6318.

(6) Set back provisions as delineated on the  
recorded plat, 25 feet from front lot line and 5  
feet from side lot line and 20 feet along arterial  
street.

(7) Utility easements as delineated on the recorded  
plat along rear lot line and being 8 feet in width.

(8) This property lies within and is subject to the  
levies and assessments of the Sunset Lighting District.

(9) Proof that there are no parties in possession, or  
claiming to be in possession, other than above vestees.

(10) 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 now gained or hereafter may  
gain priority over the lien of the insured mortgage,  
which liens do not now appear of record.

TO HAVE AND TO HOLD the same unto the said grantees, as tenants by the  
entirety, their heirs and assigns forever.

And said grantors hereby covenant to and with said grantees,

their heirs and assigns, that grantors are lawfully seized in fee simple of the above-granted premises, free from all encumbrances and that grantors will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$54,500.00.

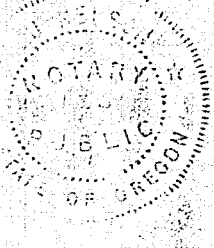
WITNESS grantors' hands this 9 day of August, 1979.

Marlon J. Jannuzzi  
Lois A. Jannuzzi

STATE OF OREGON )  
 ) ss.  
County of Klamath)

Before me this 9 day of August, 1979, personally appeared the above-named MARLON J. JANNUZZI and LOIS A. JANNUZZI, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(S. E. A. L.)



Joe Nelson  
Notary Public for Oregon  
My Commission Expires: 2-3-79

return: 1st Natl - main  
Attn: Su

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

on 04th day of August A. D. 1979 at 10:50 clock AM, and

is recorded in Vol. 1170, of Deeds on Page 18971

Wm D. MILNE, County Clerk

By Bernhard Hetsch

Fee \$7.00

First National Bank of Oregon  
Real Estate Loan Division  
P. O. Box 1866  
Klamath Falls, Ore. 97601