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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That OWENS DEVELOPMENT CO., an Oregon Corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD W. SEXTON and GENEVA H. SEXTON, husband and wife, the grantee, does hereby grant, bargain, sell, and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit: and to wit: Lots 17 and 35, in Block 15, All in Tract 1145, Nob Hill, a Resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon."

SUBJECT TO: Taxes for the year 1979-80 which are now a lien but not yet payable; Charges and assessments of the City of Klamath Falls for monthly water and/or sewer service; Reservations and restrictions contained in the dedication of Tract 1145, Nob Hill, a resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights; Conditions and restrictions of Nob Hill Subdivision, Tract 1145, recorded April 18, 1978, in Volume M78, page 7560, Microfilm Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any; and to a Mortgage to Klamath First Federal Savings and Loan

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(over)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except those above set forth,

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. (Trade of

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0- Property. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10th day of September, 1979; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Klamath } ss.
19

Personally appeared the above named

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

OWENS DEVELOPMENT CO.

By J. Bruce Owens, Pres.
By Marie Owens, Sec.

STATE OF OREGON, County of Klamath } ss.
September 10, 1979

Personally appeared J. Bruce Owens and E. Marie Owens and herself who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of Owens Development Co.

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 11/22/83

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

J. Bruce Owens
520 Klamath

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED FOR RECORDER'S USE

[illegible][illegible][illegible][illegible]