

WARRANTY DEED

JON S. WAYLAND and RICHARD F. LAUBENGAYER,

GRANTOR, conveys and warrants to DAVID D. REEDER,

GRANTEE, an undivided 6.04 percent interest in the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth below:

PARCEL 1: Lots 2 and 15, Block 3, Resubdivision of a portion of McLoughlin Heights Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: Lots 1 and 16, Block 3, Resubdivision of a portion of McLoughlin Heights Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

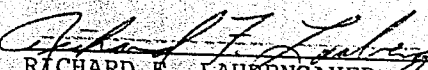
SUBJECT TO: Contract of Sale, including the terms and provisions thereof, by and between Prentiss K. Puckett and Betty C. Puckett, husband and wife, and David B. Gollersrud and Inez Gollersrud, husband and wife, sellers, and Richard F. Laubengayer and Jon S. Wayland, purchasers, dated February 23, 1978, recorded February 23, 1978, in Volume M78, page 2461, Deed Records of Klamath County, Oregon, which said Contract of Sale Grantors agree to hold Grantee harmless from and to indemnify Grantee against any and all costs, damage, or expense, which may arise by reason of said Contract of Sale, including, but not limited to, any costs incurred by Grantee, including attorney fees awarded against Grantee or incurred by Grantee in defending against such Contract of Sale; Easement, including the terms and provisions thereof, by and between Prentiss K. Puckett and Betty C. Puckett, husband and wife, and David S. Gollersrud and Inez Gollersrud, husband and wife, to Pacific Power and Light Company, Pacific Northwest Bell Telephone Company, C. P. National (formerly California-Pacific Utilities Company) and S. O. Cable T.V., dated October 24, 1978, recorded March 21, 1979, in Volume M79 page 6397 Deed records of Klamath County, Oregon. (Affects the Southerly boundaries of Lots 15 and 16, Block 3); Slope easement, including the terms and provisions thereof, by and between Prentiss and Betty Puckett, David and Inez Gollersrud, Jon S. Wayland and Richard F. Laubengayer, to the City of Klamath Falls, Oregon, dated September 5, 1978, recorded October 2, 1978, in Volume M78 page 21812, Deed records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$8,580.00.

In construing this deed and where the context so requires, the singular includes the plural.

Dated this 8 day of Feb, 1980.


JON S. WAYLAND


RICHARD F. LAUBENGAYER

WARRANTY DEED -1-

1 STATE OF OREGON, County of Klamath) ss.

2 On the 12th day of February, 1980, personally appeared the
3 above named JON S. WAYLAND, and acknowledged the foregoing instrument
4 to be his voluntary act and deed.

5 (SEAL)

6 Before me: Mildred L. Lewis

7 Notary Public for Oregon

8 My Commission expires: 7-19-82

9 STATE OF OREGON, County of Klamath) ss.

10 On the 12th day of February, 1980, personally appeared the
11 above named RICHARD F. LAUBENGAYER, and acknowledged the foregoing
12 instrument to be his voluntary act and deed.

13 (SEAL)

14 Before me: Mildred L. Lewis

15 Notary Public for Oregon

16 My Commission expires: 7-19-82

17 Tax Statements to:

18 David D. Reeder, M.D.

19 2221 Union Street

20 Klamath Falls, Oregon 97601

21 Return to:

22 KCTco Att: Milly

23 STATE OF OREGON; COUNTY OF KLAMATH; ss.

24 filed for record at request of Klamath County Title Co.

25 this 12th day of February A. D. 19 80 at 3:42 o'clock P. M., and

26 duly recorded in Vol. M80, of Deeds on Page 2834

27 Wm. D. MILNE, County Clerk

28 By Bernetha Chetsch

29 Fee \$7.00

30 WARRANTY DEED -2-