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8-20920-9
WARRANTY DEED (INDIVIDUAL)

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CLARENCE R. WELLS

DONALD L. SION and BARBARA J. SION, husband and wife

of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 30, Block 7, Tract No. 1019, WINEMA PENINSULA UNIT NO. 2,
in the County of Klamath, State of Oregon.

Subject to:

1. An easement created by instrument, including the terms and provisions thereof, recorded February 27, 1959 in Book: 310 Page: 175 in favor of Klamath Telephone and Telegraph Company.
2. Conditions, restrictions, building set-back lines and utility easements as set forth on the Plat and in the Dedication of Winema Peninsula No. 2.
3. Set back provisions as delineated on the recorded plat 25 feet from set back lines along front and 20 feet along all side and back lot lines.
4. Utility easements as delineated on the recorded plat along all back and side lot lines.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth hereinabove

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 7,500.00 *

Dated this 28th day of January, 1980.

Clarence R. Wells

STATE OF OREGON, County of Klamath) ss.

On this 29th day of January, 1980 personally appeared the above named Clarence R. Wells, his voluntary act and deed, and acknowledged the foregoing instrument to be his

Before me:

Susan C. Pate
Notary Public for Oregon

My commission expires: 11/2/82

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to: + tax statements to:

Mr. & Mrs. Donald L. Sion
25330 Woodward
Lomita, California 90717

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 29th day of February, 1980, at 11:09 o'clock A.M. and recorded in book M80 on page 3918 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By *Bernetha H. Hetsch* Title

Fee \$3.50

Deputy