

GEORGE H. NITSCHHELM AND H. GAIL NITSCHHELM, husband and wife

CARSON S. KENDALL and SHARON A. KENDALL, husband and wife

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

Lots 5 and 6, Block 3, SUNNYLAND, a re-subdivision of the South 10 acres of Enterprise Tract No. 31, in the County of Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except See attached Exhibit "A"

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 \$ 16,800.00 .\*

Dated this 26th day of March, 19 80.

George H. Nitschhelm  
G. Gail Nitschhelm

STATE OF OREGON, County of Klamath ) ss.

On this 28th day of March, 19 80 personally appeared the above named George H. Nitschhelm and H. Gail Nitschhelm, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Susan C. Patch  
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. Carson S. Kendall  
3949 South Sixth Street  
City, 97601

STATE OF OREGON, )

County of ) ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_

Title

Deputy

## EXHIBIT "A"

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 Klamath Irrigation District.
3. Reservations and restrictions contained in that certain deed from E. M. Chilcote, et al., to George Gheller, et ux., recorded December 6, 1945 in Book 182 at page 493, Deed Records, and in deed recorded December 30, 1949 in Book 236 at page 137, Deed Records of Klamath County Oregon.
4. An easement created by instrument, including the terms and provisions thereof,  
 Dated : April 5, 1978  
 Recorded : May 1<sup>st</sup>, 1978      Book: M-78      Page: 10388

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
 Filed for record at request of Transamerica Title Company  
 this 31st day of March A. D. 19 80 at 3:43 o'clock P. M., and  
 duly recorded in Vol. M-80, of Deeds on Page 5981

Wm D. MILNE, County Clerk  
 By Jacqueline J. Metter

Fee: \$7.00