

CHARLES D. BURY and JUDITH E. BURY, husband and wife

LAWRENCE D. JOHNSON and CLARA T. JOHNSON, hereinafter called grantor, convey(s) to husband and wife

of Klamath, State of Oregon, described as:

see reverse side

SUBJECT TO:

1. Regualtions, including levies, liens and utility assessments of the City of Klamath Falls.

2. Limited access restrictions in deed from Harvey Bowman et ux., to State of Oregon, by and through its State Highway Commission REcorded : August 8, 1958 Book: 302 Page: 14 (Affects Parcels 1 and 2)

3. Limited access in Condemnation Suit 58-93 by the State of Oregon by and through its State Highway Commission, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property. (Affects Parcels 3 and 4)

4. An easement created by instrument, including the terms and provisions thereof,

Dated : May 5, 1930

Recorded : June 12, 1930 Book: 91 Page 340 ****

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except **** In favor of : City of Klamath Falls

For : Sewer Line (Affects Parcel 1)*****see reverse

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 \$325,000.00 .

Dated this 31 day of March, 19 80.

CHARLES D. BURY

JUDITH E. BURY

STATE OF OREGON, County of Klamath) ss.

March 31

Charles D. Bury and Judith E. Bury, 19 80 personally appeared the above named instrument to be their voluntary act and deed, and acknowledged the foregoing

Before me:

DONNA K. MATESON
NOTARY PUBLIC OREGON

Notary Public for Oregon

My commission expires: 1/24/84

- * 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:

MR & MRS Lawrence Johnson
11451 Churton Av
Los Altos, CA 94022
Send taxes to: Same

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 _____

Deputy _____

5. An easement created by instrument, including the terms and provisions thereof,

Dated : May 5, 1930
 Recorded : June 12, 1930 Book: 91 Page: 341
 In favor of : City of Klamath Falls
 For : Sewer line

(Affects Parcel 2)

6. An easement created by instrument, including the terms and provisions thereof,

Recorded : September 23, 1930 Book: 93 Pg: 60
 In favor of : City of Klamath Falls
 For : Sewer over Southerly portion of said Lot 4

(Affects Parcel 3)

7. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$57,000.00

Dated : March 3, 1976
 Recorded : March 3, 1976 Book: m-76 Page: 3046
 Mortgagor : Wayne A. Wilcox and Jerry A. Halvorson and William A. Rossworn
 Mortgagee : First Federal Savings and Loan Association of Klamath Falls, a Federal Corporation. South 6th Branch. Loan #01-40734 (Affects Parcel 2)

WHICH GRANTEEES HEREIN AGREE TO ASSUME AND PAY IN FULL

8. Mortgage, including the terms and provisions thereof, with interest thereon and such future advance as may be provided therein, given to secure the payment of \$57,000.00

Dated : March 3, 1976
 Recorded : March 3, 1976 Book: m-76 Page: 3048
 Mortgagor : Wayne A. Wilcox, Jerry A. Halvorson and William A. Rossworn
 Mortgagee : First Federal Savings and Loan Association of Klamath Falls, a Federal Corporation. South 6th Branch. Loan #01-40734 (Affects Parcel 1)

WHICH GRANTEEES HEREIN AGREE TO ASSUME AND PAY IN FULL

9. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein given to secure the payment of \$46,500.00

Dated : June 24, 1976
 Recorded : June 24, 1976 Book: M-76 Page: 9571
 Mortgagor : Wayne A. Wilcox and Jerry Halvorsen and William Rossworn
 Mortgagee : First Federal Savings and Loan Association of Klamath Falls, a Federal Corporation. South 6th Branch. Loan #01-40858 (Affects Parcel 3)

WHICH GRANTEEES HEREIN AGREE TO ASSUME AND PAY IN FULL

10. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$46,500.00

Dated : June 24, 1976
 Recorded : June 24, 1976 Book: M-76 Page: 9574
 Mortgagor : Wayne A. Wilcox and Jerry Halvorsen and William Rossworn.

Mortgagee : First Federal Savings and Loan Association of Klamath Falls, a Federal corporation

Rerecorded : July 6, 1976 Book: M-76 Pg: 10152
 South 6th Street Branch. Loan #01-40859

(Affects Parcel 4) WHICH GRANTEEES HEREIN AGREE TO ASSUME AND PAY IN FULL.

11. An easement created by instrument, including the terms and provisions thereof,

Dated : April 5, 1976
 Recorded : May 7, 1976 Book: M-76 Page: 6838
 In favor of : Pacific Power and Light Company, a corporation
 For : Underground electrical circuit

(Affects Parcels 1 and 2)

PARCEL 1

6439

Lots 1 and 2, Block 54, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission, recorded August 8, 1958 in Deed Volume 302 at page 14, Deed Records of Klamath County, Oregon.

TOGETHER WITH that portion of Lot 3, Block 54, Buena Vista Addition to the City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at a point on the Southeasterly line of said Lot 3, 10 feet Southwesterly from the Northeast corner thereof; thence along said Southeasterly line 20 feet to a point; thence Northwesterly to a point, said point being 20 feet from, when measured at right angles to the point of beginning; thence Southeasterly to the point of beginning.

PARCEL 2

Lot 3, Block 54, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission, recorded August 8, 1958 in Deed Volume 302 at page 14, Deed Records of Klamath County, Oregon,

ALSO EXCEPTING THEREFROM that portion of Lot 3, Block 54, Buena Vista Addition to the City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at a point on the Southeasterly line of said Lot 3, 10 feet Southwesterly from the Northeast corner thereof; thence along said Southeasterly line 20 feet to a point; thence Northwesterly to a point, said point being 20 feet from, when measured at right angles to the point of beginning; thence Southeasterly to the point of beginning.

PARCEL 3

Lot 4, Block 54, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the Northerly 10 feet granted to the State of Oregon in Condemnation Suit #58-93Law.

PARCEL 4

Lot 5, Block 54, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the Northerly 10 feet granted to the State of Oregon in Condemnation Suit #58-93Law.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Transamerica Title Co.
this 7th day of April A. D. 1980 at 11:00 o'clock A.M., am.
only recorded in Vol. M80, of Deeds on Page 6437

Wm D. MILNE, County Clerk

Fee \$10.50

By Bernice A. Helich