

HAROLD L. JENSEN and EILEEN C. JENSEN, Husband and Wife

ALBERT H. NEWNAM and MARIA B. NEWNAM, hereinafter called grantor, convey(s) to

ALBERT H. NEWNAM and MARIA B. NEWNAM, Husband and Wife

of Klamath, State of Oregon, described as:

Lot 16, Block 3, Tract No. 1103, EAST HILLS ESTATES, in the County of Klamath, State of Oregon. SUBJECT TO: 1. Regulations, including levies, liens, assessments rights of way and easements of the Moyina Heights Water District. 2. Regulations and easements for ditches and canals, of Basin View Drainage Dist. 3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of East Hills Estate, as follows:

(a) Easements for future public utilities and drainage as shown on the annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities and drainage. (b) Said lands are within the Basin View Drainage Dist. and are subject to all rules, regulations and assessments of said Drainage Dist. (c) A 25 foot building set back line on the front of all lots and a 20 foot building set back line along side street lines. (d) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants. 4. Covenants, easements and restrictions, recorded January 30, 1976 in Book M-76 at Page 1419, & amended March 10, 1976 in Book M-76 at Page 3417. (Affects portion in East Hills Estates)

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

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 \$ 83,600.00.

Dated this 8th day of April, 1980.

Harold L. Jensen
HAROLD L. JENSEN

Eileen C. Jensen
EILEEN C. JENSEN

STATE OF OREGON, County of Klamath) ss.

On this 8th day of April, 1980 personally appeared the above named Harold L. Jensen and Eileen C. Jensen and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Barlene D. Addington
Notary Public for Oregon

My commission expires: 3-22-81

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. Albert H. Newnam
2007 Dawn, City, 97601

Send Taxes To:
Dept. of Veterans' Affairs
1225 Ferry S.E.
Salem, OR 97310

Form No. 0-960
(Previous Form No. TA 16)

STATE OF OREGON,

)

) ss.

County of Klamath)

I certify that the within instrument was received for record on the 9th day of April, 1980, at 11:20 o'clock AM, and recorded in book M80 on page 6667 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernetha A. Hetch Deputy

Fee \$3.50