

PAUL E. BRECKNER and ROBBIE R. BRECKNER, husband and wife

LARRY G. WALKER and MARIAN L. WALKER, husband and wife

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

Lot 2, Block 2, FIRST ADDITION TO VALLEY VIEW, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations of the City of Klamath Falls.
2. Regulations of Enterprise Irrigation District.
3. Regulations of the South Suburban Sanitary District.
4. Restrictions as shown on the recorded plat of First Addition to Valley View.
5. Covenants, easements and restrictions, imposed by instrument Recorded : April 7, 1970 Book: M-70 Page: 2696
6. Subject to a Trust Deed, including terms and provisions thereof, on said property in the original face amount of \$58,000.00 executed by grantors herein on June 13, 1979 in favor of Peoples Mortgage Company, a Washington Corporation as security for a loan guaranteed by the Administrator of Veterans Affairs under 38 U.S. Code 1810, as amended, said Trust Deed being recorded on June 29, 1979, in Volume M-79, Page 15493, of the records of Klamath County, Oregon, upon which***

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except *** loan there is an unpaid indebtedness which the said grantees hereby assume and agree to pay as part of the purchase price; and grantees*** 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 \$ 61,800.00 .
..* also hereby assume all obligations of Peoples Mortgage Company under the terms of the instruments creating and securing the loan described above to indemnify the Administrator of Veterans Affairs to the extent of any claim paid because of the guaranty of insurance of said loan.
Dated this 1st day of May, 1980.

Paul E. Breckner
PAUL E. BRECKNER
Robbie R. Breckner
ROBBIE R. BRECKNER

STATE OF OREGON, County of Klamath) ss.

May 1st, 1980 personally appeared the above named Paul E. Breckner and Robbie R. Breckner and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Donna K. Mateson
NOTARY PUBLIC-OREGON
My Commission Expires 1/24/81

Notary Public for Oregon

My commission expires:

- * 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 Larry Walker
3322 Raymond St
Klamath Falls, OR 97601

Send taxes to:
Peoples Mortgage
P.O. Box 1783
38744 NE Washington
Form No. 0-960
(Previous Form No. TA 16) 9600420

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 1st day of May, 1980 at 11:18 o'clock AM, and recorded in book 380 on page 8074 Records of Deeds of said County.

Witness my hand and seal of County affixed

Wm. D. Milne

County Clerk

By Berntha H. Litch Deputy
Fee \$3.50