

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.this 16th day of May, A. D. 1980 at 3:52 o'clock P. M., andfully recorded in Vol. M80, of Mortgages on Page 9076.

Wm D. MILNE, County Clerk

By Bernetha A. Ketch

Fee \$10.50

T/A 38-21191-2-J

84450

WARRANTY DEED (INDIVIDUAL) Vol. 80 Page 9079

H. DEAN MASON and JOAN C. MASON, husband and wife

hereinafter called grantor, convey(s) to STANLEY W. EZELL & BETTY A. EZELL, husband and wifeall that real property situated in the County of Klamath, State of Oregon, described as:

The West 57 feet of Lots 12 and 13, Block 39, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of Esplanade and Eldorado Streets being the most Westerly corner of Block 39 aforesaid; thence South along the Easterly line of Eldorado Avenue to the Southwest corner of said Lot 13; thence Northeasterly along the Southerly line of said Lot 13, 57 feet; thence Northwesterly parallel with Eldorado Avenue to the Southerly line of Esplanade; thence Southwesterly along the Southeasterly line of Esplanade to the place of beginning.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except Regulations, including levies, liens and utility assessments of the City of Klamath Falls,

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 \$ 47,000.00 *

Dated this 16th day of May, 19 80.

H. Dean Mason
H. DEAN MASON

Joan C. Mason
JOAN C. MASON

STATE OF OREGON, County of Klamath ss.

On this 16th day of May, 19 80 personally appeared the above named H. Dean Mason and Joan C. Mason and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Julia J. Smith
Notary Public for Oregon

My commission expires: 2/14/81

* 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)

MASON

TO

EZELL

After Recording Return to:

Mr. and Mrs. Stanley Ezell
1900 Esplanade
Klamath Falls, OR 97601
SEND TAX STATEMENTS TO:
Dept. of Veterans' Affairs
1225 Ferry Street, S.E.
Klamath Falls, OR 97601

STATE OF OREGON,

) ss.

County of Klamath)

I certify that the within instrument was received for record on the 16th day of May, 19 80 at 3:52 o'clock P. M. and recorded in book M80 on page 9079 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernetha A. Ketch Deputy

Fee \$3.50