

FRANK R. LANDON AND PHYLLIS M. LANDON, Husband and Wife

JAMES M. LARSON AND JAYNE BACCUS-HURLEY, Husband and Wife, hereinafter called grantor, convey(s) to

of KLAMATH

State of Oregon, described as:

all that real property situated in the County

Lot 1, MOYINA, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Regulations, including levies, liens, assessments, rights of way and easements of the Moyina Water District. 2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District. 3. An easement dated March 11, 1940 and recorded April 5, 1940 in Book 128 at Page 267 in favor of California Oregon Power Company, a California Corporation. 4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origins as shown on the recorded plat of Moyina. 5. Trust Deed dated November 19, 1964 and recorded November 23, 1964 in Book 227 at Page 336 in favor of The Prudential Insurance Company of America Corporation., which Trust Deed grantees herein do not assume and agree to pay and grantors hold grantees harmless therefrom.

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 \$ 72,000.00 *

Dated this 30th day of May, 19 80.

FRANK R. LANDON

PHYLLIS M. LANDON

STATE OF OREGON, County of Klamath) ss.On this 30th day of May

Frank R. Landon and Phyllis M. Landon, 19 80 personally appeared the above named instrument to be: their voluntary act and deed.

Before me:

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

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 30th day of May, 1980, at 3:24 o'clock P M. and recorded in book M80 on page 9854 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

After Recording Return to:
Mr. & Mrs. James M. Larson
P.O. Box 5246, City 97601

Taxes as above: