

JAMES E. MOTLEY and MILDRED M. MOTLEY, Husband and Wife

hereinafter called grantor, convey(s) to

WILLIAM F. GREENWALD and JANET E. GREENWALD, Husband and Wife

all that real property situated in the County

of KLAMATH, State of Oregon, described as:

Lot 14, Block 3, Tract No. 1103, EAST HILLS ESTATES, in the County of Klamath, State of Oregon. SUBJECT TO: 1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Moyina Heights Water Dist. 2. Regulations, including levies, liens, assessments, rights, of way and easements of the South Suburban Sanitary Dist. 3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Basin View Drainage District. 4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of East Hills Estates, 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 bldg. set back line on the front of all lots and a 20 foot bldg. set back line along side street lines. (d) All easements and reservations of record and additional restrictions as provided in any recorded protective cov. 5. Covenants and easements recorded Jan. 30, 1976 in Book M-76 at Page 1419. 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 \$ 79,900.00.

Dated this 4th day of June, 19 80.

James E. Motley
JAMES E. MOTLEY
Mildred M. Motley
MILDRED M. MOTLEY

STATE OF OREGON, County of Klamath ss.

On this 4th day of June, 19 80 personally appeared the above named James E. Motley and Mildred M. Motley and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Charles Horstman

Notary Public for Oregon

My commission expires: 8-27-83

- * 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:

Mrs. William Greenwald
2013 Queen Drive
Klamath Falls, Oregon 97601
FAXES: Dept. of Veterans' Affairs
1225 Ferry St. S.E.
Salem, Oregon 97310

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

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 5th day of June, 19 80 at 11:17 o'clock A.M. and recorded in book M80 on page 10217 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Loretta M. Leitch Deputy
Fee \$3.50