

WARRANTY DEED (INDIVIDUAL)

EDWARD C. FINN and DEBORAH L. FINN, husband and wife
 RONALD J. FRIEND and CATHERINE R. FRIEND, husband and wife
 of Klamath, State of Oregon, described as: hereinafter called grantor, convey(s) to all that real property situated in the County

Lot 15, Block 2, FIRST ADDITION TO KELENE GARDENS, in the County of Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
 SEE ATTACHED EXHIBIT "A"

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 \$ 42,000.00 *

Dated this 10th day of June, 19 80.

Edward C. Finn

Deborah L. Finn

STATE OF OREGON, County of Klamath) ss.

On this 10th day of June, 19 80 personally appeared the above named Edward C. Finn and Deborah L. Finn, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Susan C. Pate

Notary Public for Oregon

My commission expires: 11/2/82

* 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)

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STATE OF OREGON,

County of) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M. and recorded in book _____ on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____

Title

Deputy

After Recording Return to:

Mr. & Mrs. Ronald J. Friend
 2330 Oak Street
 Klamath Falls, Oregon 97601

Send tax statements to:

Dept. of Veterans Affairs
 1225 Ferry S.E.
 Salem, Oregon 97310

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Temporary and /or perpetual Warranty Clearance easement, including the terms and provisions thereof, granted to United States of America, recorded July 16, 1964 in Book 354 at page 499, Deed Records.
5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, as set forth in Book M-68 at page 3337, Microfilm Records.
6. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Kelene Gardens.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Transamerica Title Co.

this 11th day of June A. D. 1980 at 10:40 o'clock A.M.

uly recorded in Vol. M80, of Deeds on Page 10689

Wm D. MILNE, County Cl.

By Bernetha H. Hetch

Fee \$7.00