

86776

Until a change is requested, all tax statements shall be sent to the following address: Dept. of Veteran's Affairs P18919
1225 Ferry St. Se. E. Salem, Oregon 97310

WARRANTY DEED

JACK D. FLYNN and RUTH A. FLYNN, husband and wife, hereinafter referred to as Grantors, do hereby grant, bargain, sell and convey unto CLAIR CARLTON and BETTY CARLTON, husband and wife, hereinafter referred to as Grantees, their heirs, successors and assigns, as tenants by the entirety, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

Lot 5 in Block 17 of Second Addition to Klamath River Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: (1) Overhang Easement, including the terms and provisions thereof, given by Lloyd V. Howard and Letha W. Howard, husband and wife, to Pacific Power and Light Company, a Maine corporation, dated March 1, 1966, recorded March 29, 1966, in Volume M66, page 2713, Microfilm Records of Klamath County, Oregon.

(2) Reservations and restrictions contained in the dedication of Second Addition to Klamath River Acres, as follows: "...subject to: (1) A 20 ft. building set-back along the street side of all lots; (2) Direct Road Access to Clover Creek County Road No. 603 prohibited for Lots 10 through 17, Block 18; (3) A 10 ft. x 30 ft. power line tie back easement as shown on the annexed plat in Lot 23, Block 19, said easement as shown on the annexed plat in Lot 23, Block 19, Said easement to provide ingress and egress for construction and maintenance of said utility."

(3) Easements, including the terms and provisions thereof, as described in deeds from Robert S. Hamilton to Klamath River Acres of Oreg., Ltd., to the well situated on Lot 5; and recorded July 23, 1973, in Volume M73, page 9428, for access from Lot 4 to the well situated on Lot 5 all Deed Records of Klamath County, Oregon.

(4) Mortgage, including the terms and provisions thereof, executed by Jack D. Flynn and Ruth A. Flynn, husband and wife, to the State of Oregon represented and acting by the Director of Veterans Affairs, dated August 20, 1979, recorded August 21, 1979, in Volume M79, page 19811, Mortgage Records of Klamath County, Oregon, to secure the payment of a promissory note dated August 20, 1979 in the amount of \$42,750.00.

to have and to hold the same unto Grantees, their heirs, successors and assigns forever.

Grantors hereby covenant to and with said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantors will warrant and forever defend the above-granted premises and every

80 JUL 11 PM 12 18

part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer is \$50,000.00.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 26th day of June, 1980.

Jack D. Flynn
Jack D. Flynn
Ruth A. Flynn
Ruth A. Flynn

STATE OF OREGON)
) ss.
County of Klamath)

Before me this 26th day of June, 1980, personally appeared the above-named JACK D. FLYNN and RUTH A. FLYNN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(S E A L)

Richard L. Lewis
Notary Public for Oregon
My Commission Expires: 7/19/82

Return to:
Clair & Betty Carlton
212 Winona Avenue
Pacifica, California 94044

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co
this 11th day of July A. D. 1980 at 12:18 o'clock P.M., and
fully recorded in Vol. M80, of Deeds on Page 12847

Fee \$7.00

Wm D. MILNE, County
By: Kenneth A. Leto