

86798

-WARRANTY DEED- Vol. 1780 Page 12911

CLYDE B. CARNER, Grantor, conveys and warrants to RONALD DOW WILLIAMS and PHYLLIS MARIE WILLIAMS, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Lots 11A and 11B in Block 4 of Railroad Addition to the City of Klamath Falls, Oregon, according to the supplemental plat thereof on file in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO: That certain Mortgage executed by Richard R. Frost and A. Jean Frost, husband and wife, to Edith Overacker, dated September 30, 1976, recorded October 5, 1976 in Volume M-76, page 15637, Mortgage Records of Klamath County, Oregon, by assignment to Clyde B. Carner dated July 31, 1978, which Mortgage, Grantees herein assume and agree to pay according to the terms thereof.

SUBJECT TO AND EXCEPTING:

(1) Assessments and charges of the City of Klamath Falls for monthly water and/or sewer services; (2) Reservations, restrictions, easements and rights of way of record and those apparent upon the land. Also subject to 1980-81 taxes, a lien but not yet due and payable.

The true and actual consideration for this transfer is Thirty Four Thousand and No/100ths (\$34,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: Grantees, 1625 Siskiyou St. Klamath Falls, Oregon 97601.

DATED this 10th day of July, 1980.

STATE OF OREGON )  
County of Klamath )

ss. July 10, 1980.

Personally appeared the above-named CLYDE B. CARNER and acknowledged the foregoing instrument to be his voluntary act. Before me:

Return to:  
Grantees  
1625 Siskiyou  
Klamath Falls, Oregon 97601

*N. D. Milne*  
Notary Public for Oregon  
My Commission expires: 7/19/82

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 3:47 o'clock P M., and  
July recorded in Vol. M80, of Deeds on Page 12911

**WILLIAM P. BRANDENESS**  
A PROFESSIONAL CORPORATION  
ATTORNEY AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601

**Wm D. MILNE**, County Clerk

Fee \$3.50

*Bernetha Phelps*