

## -WARRANTY Deed-

K. 33359

RONALD C. WEGENER and SHERRY R. WEGENER, husband and wife,  
Grantors, convey and warrant to ROMMIE JOE YOUNG and AUDREY M.  
YOUNG, husband and wife, Grantees, the following described real  
property situate in Klamath County, Oregon, free of all encumbrances  
except as specifically set forth herein:

The Easterly 70 feet of Lot 41 and the Westerly 30  
feet of Lot 40 of Moyina, according to the official  
plat thereof on file in the office of the County Clerk  
of Klamath County, Oregon

SUBJECT TO: A certain Trust Deed, executed by Raymond  
W. Owens and Mary Elizabeth Owens, husband and wife, to  
William Ganong, as Trustee for First Federal Savings  
and Loan Association of Klamath Falls as Beneficiary,  
dated October 7, 1963 recorded October 17, 1963, Volume  
219 Page 664, Mortgage records of Klamath County, Oregon,  
to secure the payment of \$21,400, which Trust Deed  
Grantees herein assume and agree to pay according to  
the terms thereof.

## SUBJECT TO AND EXCEPTING:

(1) Rules, regulations and assessment of South Suburban Sanitary  
District; (2) Reservations and restrictions contained in the dedi-  
cation of Moyina Heights; (3) Assessments and charges of the City  
of Klamath Falls for monthly water and/or sewer service; (1980-81  
taxes are now a lien but not yet payable; (4) Reservations, re-  
strictions, easements and rights of way of record and those  
apparent upon the land.

The true and actual consideration for this transfer is  
Fifty Eight Thousand Five Hundred and NO/100ths (\$58,500) DOLLARS.

Until a change is requested, all tax statements shall  
mailed to: 1st Federal Sloan

DATED this 22 day of July, 1980.

Return to  
R Joe Young  
6264 Jumper Way  
K. Falls.

Ronald C. Wegener  
Sherry R. Wegener

STATE OF OREGON )  
County of Klamath ) ss. July 22, 1980.

Personally appeared the above-named RONALD C. WEGENER and  
SHERRY R. WEGENER, husband and wife, and acknowledged the foregoing  
instrument to be their voluntary act. Before me:

William P. Brandsness  
Notary Public for Oregon  
My Commission expires: 8-5-83

WILLIAM P. BRANDSNESS

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 22nd day of  
July A.D., 1980 at 3:16 o'clock P M., and duly recorded in Vol. M80  
of Deeds on Page 13633.

FEE \$3.50

WM. D. MILNE, County Clerk

By Bernetha S. Leto ch Deputy

1980 JUL 22 PM 3 16