

WARRANTY DEED

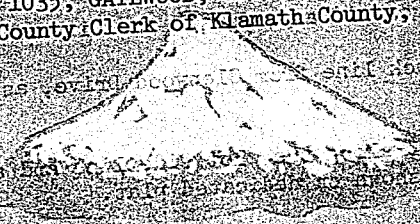
KNOW ALL MEN BY THESE PRESENTS, That HOWARD D. STREIGHT and NOMA J. STREIGHT,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GENE V. CHRISTENSEN and NANCY C. CHRISTENSEN, husband and wife

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

22 in Block 7 of TRACT 1035, GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



(Continued on the reverse side of this deed)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated on the reverse side of this deed or those apparent upon the land, if any, as of the date of this deed.

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 60,000.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 7th day of August, 1980, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Howard D. Streight

HOWARD D. STREIGHT

Noma J. Streight

NOMA J. STREIGHT

STATE OF OREGON, County of

STATE OF OREGON,

County of Klamath

August 7, 1980

Personally appeared

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

Personally appeared the above named HOWARD D. STREIGHT and NOMA J. STREIGHT, husband and wife

and acknowledged the foregoing instrument to be their voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

OFFICIAL SEAL

Notary Public for Oregon

My commission expires: 6/19/83

Notary Public for Oregon

My commission expires:

Mr. &amp; Mrs. Howard D. Streight

P.O. Box 2312

Redding, CA 96099

GRANTOR'S NAME AND ADDRESS

Mr. &amp; Mrs. Gene V. Christensen

4865 Glenwood

K. Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

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 or as file/reel number.

Record of Deeds of said county.

Witness my hand and seal of County affixed

Recording Officer

By

Deputy

- SUBJECT TO: 3 conditions, restrictions, easements, and covenants, to wit:
1. Taxes for the fiscal year 1980-1981, a lien, not yet due and payable.
  2. Sewer and water use charges, if any; due to the City of Klamath Falls.
  3. A 25 foot building set back line from Glenwood Drive, as shown on dedicated plat.
  4. An 8 foot utility easement along the lot side line and a 16 foot utility easement along the rear of lot as shown on dedicated plat.
  5. Restrictions, as contained in plat dedication, to wit:  
"Subject to a 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; easements as shown on annexed map are dedicated to the City of Klamath Falls for the regulation and placement of utilities, said easements to provide ingress and egress with any planting or structures placed thereon by the lot owner to be at his own risk; no changes will be made in the present irrigation and/or drain ditches without the consent of the Klamath Irrigation District, its successors or assigns."
  6. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded May 17, 1973 in Volume M73, page 5995, Microfilm Records of Klamath County, Oregon.
  7. Right of Way, including the terms and provisions thereof, from H. E. Ankeny, et ux, and R. E. Cantrell, to United States of America, dated June 26, 1905, recorded May 18, 1907 in Volume 22, page 479, Deed Records of Klamath County, Oregon.

STATE OF OREGON, COUNTY OF KLAMATH:

Filed for record at request of Mountain Title Co.

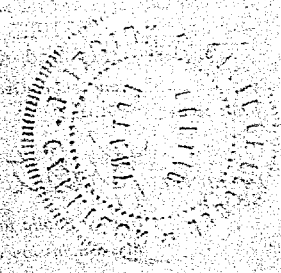
this 8th day of August A.D. 1980 at 8:30 o'clock AM., and

was fully recorded in Vol. M80, of Deeds on Page 14762

Fee \$7.00

W. D. MILNE, County Clerk

By Barbara H. Hirsch



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