

K- 33606

-- WARRANTY DEED --

WARREN J. HUDSON and ROBIN D. HUDSON, husband and wife, Grantors, convey and warrant to GLENN STEPHAN AVILLA, Grantee, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 2, Block 2, Tract No. 1114, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO AND EXCEPTING:

(1) Taxes for 1980-81 which are now a lien but are not yet payable; (2) Reservations of Right of Way for California and Eastern Railroad and for the United States of America for fire roads, including the terms and provisions thereof, in deed recorded March 11, 1959, Deed Volume 310, page 430, Records of Klamath County, Oregon; (3) Easement for roadway and utility purposes, including terms and provisions thereof, between The Bank of California, N.A., and E. Tharalson and Agnes H. Tharalson, husband and wife, and Nordland, Incorporated, recorded February 25, 1970, in M70, page 1509, Microfilm Records of Klamath County, Oregon; (4) Right of way for road purposes in favor of Klamath County, recorded August 19, 1970 in M70, page 7233, Microfilm Records of Klamath County, Oregon; (5) Reservations and restrictions contained in the dedication and shown on the plat of Tract No. 1114; and (6) any easements or rights of way app-
arent on the land.

The true and actual consideration for this transfer is Twenty-Three Thousand Five Hundred and no/100ths (\$23,500.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to:

Grantee PO Box 61 San Martin Ca 95046

DATED this 19th day of August, 1980

Return to Same:

Warren J. Hudson
Robin D. Hudson

STATE OF OREGON

County of Klamath

) SS

August 19, 1980

Personally appeared the above-named WARREN J. HUDSON and ROBIN D. HUDSON, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Notary Public for Oregon

My Commission expires: 8-5-83

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 28th day of August A.D., 1980 at 2:33 o'clock P.M., and duly recorded in Vol. M80 of Deeds on Page 16366.

FEE \$3.50

WM. D. MILNE, County Clerk

By Bernetha H. Hatcher Deputy

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