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WARRANTY DEED (INDIVIDUAL) Vol. 70 Page 19577

RICHARD L. VAUGHN AND MARJO R. VAUGHN,
 LEROY JACKSON JR. AND KIMBERLY JACKSON
 HUSBAND AND WIFE
 of KLAMATH, State of Oregon, described as:

Lot 14 Block 1, Tract No. 1044 Wembly Park, in the County of Klamath,
 State of Oregon

SUBJECT TO:

- 1) 1980-81 property taxes, now a lien, not yet due and payable.
- 2) Regulations, levies, liens and utility assessments of the City of Klamath Falls.
- 3) Regulations, levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigations District.
- 4) Regulations, levies, liens, assessments, rights of way and easements for ditches and canals, of the South Suburban Sanitary District.
- 5) An easement created by instrument recorded December 8, 1947, in Book 214 page 394 of Deeds, including the terms and provisions thereof, in favor of Magdalene Ezell, her heirs or assigns, the easement to conduct irrigation water through existing ditches along the North and East lines of said property, and subject to rights of way and easements of record and those apparent to the lands over S $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$.

Continued below *** and covenant(s) that grantor is the owner of the above described property free of all encumbrances except ***

6) Restrictions, as shown on the recorded plat of Wembly Park.

7) Trust Deed in favor of Equitable Savings and Loan Association recorded****

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

**** April 9, 1973 in Book M 73 page 4123 which grantees herein agree to assume and pay The true and actual consideration for this transfer is \$ 70,000.00

Dated this 29th day of October, 1980.

Richard L. Vaughn
 Richard L. Vaughn
Marjo R. Vaughn
 Marjo R. Vaughn

STATE OF OREGON, County of Klamath) ss.

October 29th, 1980 personally appeared the above named
Richard L. Vaughn and Marjo R. Vaughn and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me:

[Signature]
 Notary Public for Oregon

My commission expires: 2/4/81

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

RICHARD L. VAUGHN AND
MARJO R. VAUGHN

TO

LEROY JACKSON JR.
KIMBERLY JACKSON

After Recording Return to:

Mr. and Mrs. Leroy Jackson Jr.
 5023 Mazama
 Klamath Falls, Ore., 97601

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record
 on the 8th day of October, 1980
 at 11:05 o'clock A.M. and recorded in book 180
 on page 19577 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By Bernetha A. Leto ch Deputy
 Fee \$3.50