

93487

-WARRANTY DEED-

B. SUE DEAN, Grantor, conveys and warrants to JAMES P. RYAN and SALLY A. RYAN, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 4, Block 8, TRACT 1037, FIFTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO AND EXCEPTING:

(1) Assessments, if any, due to the City of Klamath Falls for water use; (3) Subject to statutory powers, including the power of assessment of South Suburban Sanitary District; (3) Subject to the statutory powers, including power of assessment of Enterprise Irrigation District; (4) a 25 foot building setback line along Redondo Way, as shown on dedicated plat; (5) An 8 foot utility easement along rear of lot, as shown on dedicated plat; (6) Statutory powers, including the power of assessment, of Sunset Village Lighting District; (7) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Fifty Nine Thousand Nine Hundred and No/100ths (\$59,900.00) DOLLARS

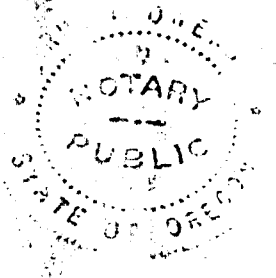
Until a change is requested, all tax statements shall be mailed to: Klamath First Federal, 540 Main St. K. Falls Ore.

DATED this 8th day of December, 1980.

B. Sue Dean

STATE OF OREGON)
County of Klamath) ss. December 8,, 1980.

Personally appeared the above-named B. SUE DEAN and acknowledged the foregoing instrument to be her voluntary act. Before me:



Robert Owens
Notary Public for Oregon
My Commission expires: 5/14/84

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 9th day of December A. D. 1980. at 10:46 clock A.M., and duly recorded in Vol. M80, of Deeds on Page 23807

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

Wm D. MILNE, County Clerk
By Bernetha Spetch

Fee \$3.50

DEC 9 AM 10 44 '80