

-WARRANTY DEED-

LEONARD T. DOMBRAS and ANN DOMBRAS, husband and wife, Grantors, convey and warrant to RACHEL E. STANFORD, Grantee, as to a life estate, and CHRISTINE E. COOKE, Grantee, as to the remainder, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Beginning at the Southeasterly corner of Lot 10 in said Block 7; thence Northwesterly along the Westerly line of 8th Street, 65 feet; thence Southwesterly at right angles to 8th Street, 52.0 feet; thence Southeasterly parallel with 8th Street, 5 feet; thence Southwesterly at right angles to 8th Street, 8 feet; thence Southeasterly parallel with 8th Street, 60 feet to the Northerly line of Mt. Whitney Street; thence Northeasterly along the Northerly line of Mt. Whitney Street 60 feet to the point of beginning, being all that portion of Lots 9 and 10 of Block 7 of First Addition to the City of Klamath Falls, Oregon

SUBJECT TO: That certain Mortgage, including the terms and provisions thereof, executed by Leonard T. Dombras and Ann Dombras, husband and wife, to First Federal Savings & Loan Association of Klamath Falls, A Federal corporation dated October 10, 1973, recorded October 16, 1973, in Volume M-73 page 13885, Microfilm Records of Klamath County, Oregon, to secure the payment of \$10,800, which Trust Deed Grantees herein assume and agree according to the terms thereof.

SUBJECT TO AND EXCEPTING:

(1) Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service; (2) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Thirty One Thousand Five Hundred and No/100ths (\$31,500.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to Grantees at: 8535 G St, Napa, CA 94345

DATED this 20 day of Feb., 1981.

Ann Dombras  
Leonard T. Dombras

STATE OF OREGON )  
County of Klamath ) ss. 20 Feb, 1981.

Personally appeared the above-named LEONARD T. DOMBRAS and ANN DOMBRAS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

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

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

20th day of February A.D., 1981 at 3:24 o'clock P.M., and duly recorded in

Vol M81 of Deeds on page 3074.

Fee \$3.50

EVELYN BIEHN  
COUNTY CLERK  
By: [Signature] Deputy

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KCTC