

WARRANTY DEED

THIS INDENTURE WITNESSETH, that WILLIAM F. PRICE and PHYLLIS E. PRICE, husband and wife, hereinafter known as Grantors, for the consideration hereinafter stated, have bargained and sold, and by these presents to grant, bargain, sell and convey unto THEODORE STANKE and MILDRED STANKE, husband and wife, hereinafter known as Grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

26
Lot 4 and the Northerly 30 feet of Lot 5, in Block 46, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Northwesterly 10 feet of said Lot 4.

ALSO EXCEPTING THEREFROM the Southwesterly 20 feet of said Lots 4 and 5 which was conveyed to Klamath County by deed recorded August 12, 1926, in Volume 72, Page 229, Deed Records of Klamath County, Oregon.

SUBJECT TO: Taxes for the fiscal year 1978-79 which are now a lien but not yet payable; Sewer use charges, if any, due to the City of Klamath Falls, Oregon; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

CONVEYANCE OF HOT WATER WELL: Grantors hereby grant to Grantees all of Grantors' right, title and interest in and to that certain hot water well located on Lot 5, Block 46, Hillside Addition to Klamath Falls, ~~from the SE corner of Lot 4, South 21° 14' East 48/47 feet; and South 68° 46' West 2.58 feet, said well being more specifically located on "Map of Survey of portion of Lots 4 and 5, Block 46, Hillside Addition to Klamath Falls, Oregon," surveyed for W.F. Price by Albert Gastaldi, Registered Professional Land Surveyor, and recorded in the Klamath County Surveyors Records.~~

EASEMENT: Grantors hereby grant to Grantees, their heirs, successors and assigns, a nonexclusive perpetual, appurtenant and transferable easement of a portion of Lot 5 ~~and 6~~, Block 46, Hillside Addition to Klamath Falls,

more specifically described as follows:

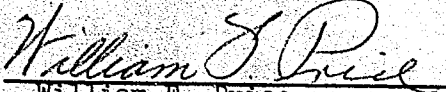
Beginning at a $\frac{1}{2}$ " iron pin on the westerly line of Hillside Avenue, from which the northeast corner of said Lot 5 and Block 46, bears N21° 14'00" W 30.00 feet, thence from said point of beginning S21° 14'00" E along the westerly line of said Hillside Avenue 22.47 feet to a point, thence leaving said westerly line of Hillside Avenue S68° 46'00" W 6.58 feet thence N21° 14'00" W parallel with said Hillside Avenue 22.47 feet, thence N68° 46'00" E 6.58 feet to the point of beginning.

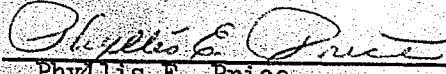
for the purpose of ingress, egress, access to and maintenance of the above conveyed hot water well, and for the further purpose of installing underground water lines from said well to Grantees' portion of Lot 5, ~~said easement having been surveyed and its exact location being specifically plotted in "Map of Survey".~~

The true and actual consideration paid for this transfer, stated in terms of dollars is \$11,350.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Grantees as an estate by the entirety. And the said Grantors do hereby covenant, to and with the said Grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all encumbrances, except those above set forth, and that will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands this 19 day of December 1978.


William F. Price

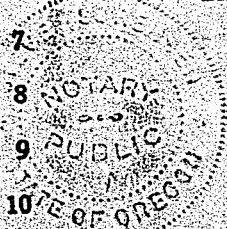

Phyllis E. Price

WARRANTY DEED

1 STATE OF OREGON }
 2 County of Klamath } ss.

3 Personally appeared before me the above named WILLIAM F.
 4 PRICE and PHYLLIS E. PRICE, and acknowledged the foregoing
 5 instrument to be their voluntary act and deed.

6 DATED this 19 day of December, 1978.



[Signature]
 Notary Public for Oregon
 My Commission Expires: _____

My Commission Expires May 5, 1981

13 RETURN TO:

14 Theodore and Mildred Stanke
 15 315 E. Main Street 424 N. Main
 16 Klamath Falls, Oregon 97601

17 Until a change is requested, all tax statements shall be sent to
 the following name and address:

18 Theodore and Mildred Stanke
 19 315 E. Main Street
 20 Klamath Falls, Oregon 97601

STATE OF OREGON,)
 County of Klamath)
 Filed for record at request of

this 10th day of March A.D. 19 81
9:09 o'clock A M, and duly

recorded in Vol. 181 of Deeds

4233

EVELYN BIEHN, County Clerk

Debra A. Janzen Deputy

Fee 10.50