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WARRANTY DEED (INDIVIDUAL)

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9173

RONALD L. NIELSON and BELINDA NIELSON, husband and wife

KENNETH L. CROW and SHARON LEIGH CROW, husband and wife

of Klamath, State of Oregon, described as: all that real property situated in the County

Lots 40, 41 and 42, Block 2, Tract No. 1099, ROLLING HILLS, in the County of Klamath, State of Oregon.

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

See attached Exhibit "A"

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

The true and actual consideration for this transfer is \$ 93,000.00 .\*

Dated this 15th day of May, 19 81.

*Ronald L. Nielson*  
*Belinda Nielson*

STATE OF OREGON, County of Klamath ) ss.

On the 15th day of May, 19 81 personally appeared the above named Ronald L. Nielson and Belinda Nielson and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Marlene P. Addington*  
Notary Public for Oregon

My commission expires: 3-22-85

- \* 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)

TO

After Recording Return to: *8 taxes*

*Mr & Mrs Kenneth L. Crow*  
*8218 Rockinghorse Ln*  
*Klamath Falls, OR*  
*97601*

STATE OF OREGON, )

County of ) ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_

Title

Deputy

## EXHIBIT "A"

## SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1099, Rolling Hills.
2. Articles of Association of the Rolling Hills Road and Drainage Association, including the terms and provisions thereof, recorded October 15, 1974 in Book M-74 at page 13469.
3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded October 16, 1974 in Book M-74 at page 13496 and Amended October 1, 1975 in Book M-75 at page 11919.
4. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$61,600.00, recorded January 29, 1979 in Book M-79 at page 2446, Ronald L. Nielson and Belinda Nielson, husband and wife, Trustor, William Sisemore, Trustee, Klamath First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, which Trust Deed the Grantees herein assume and agree to pay according to the terms contained therein.
5. Paving Lien in the amount of \$1,600.58, docketed February 9, 1981 Affecting Lot 42, Block 2, Tract No. 1099, Rolling Hills, which Paving Lien the Grantees herein assume and agree to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of \_\_\_\_\_  
 this 22nd day of May A.D. 1981 at 3:44 o'clock P.M., and  
 duly recorded in Vol. M81, of Deeds on Page 9173.

Fee \$7.00

EVELYN BIEHN, County Clerk

By Debra Gans