

DONALD R. HOISINGTON and PATRICIA A. HOISINGTON, husband and wife

JAMES L. KELTNER and LINDA A. KELTNER, hereinafter called grantor, convey(s) to husband and wife

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

The West 35 feet of Lots 12 and 21 and the East 10 feet of Lots 13 and 20, together with the vacated alley adjacent thereto, in ROSELAWN Subdivision of Block 70, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, 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 \$ 37,000.00.

Dated this 11th day of June, 1981.

X Donald R. Hoisington
X Patricia A. Hoisington

STATE OF OREGON, County of Klamath) ss.

On this 15th day of June

Donald R. Hoisington and Patricia A. Hoisington, 1981 personally appeared the above named instrument to be their voluntary act and deed.

Before me:

W. S. Long
Notary Public for Oregon

My commission expires: 5-30-84

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:

Tax Statements to:

Mr. + Mrs. James L. Keltner
625 Roseway
Klamath Falls, Oregon 9760

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 _____

Deputy

Subject to:

1. An easement created by instrument, including the terms and provisions thereof, recorded Volume: 75 at page: 399 in favor of The California Oregon Power Company for Water service pipes and water meters on the rear of said lots to connect with water mains in the alley.
2. An easement created by instrument, including the terms and provisions thereof, recorded Volume: 75 at page: 399 in favor of The California Oregon Power Company for Power line, specifically the overhang of cross arms, wires and fixtures.
3. Reservations, including the terms and provisions thereof, in vacation ordinance #4236 of the City of Klamath Falls, Oregon, dated December 27, 1948, recorded Volume 228 at page 58, Deed Records of Klamath County, Oregon.
4. Mortgage, including the terms and provisions thereof, recorded November 17, 1977 in Book: M-77 Page: 22440 in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which grantees herein assume and agree to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.this 25th day of June A. D. 19 81 at 3:46 o'clock P. M., and
duly recorded in Vol. M81, of Deeds on Page 11521By EVELYN BIEHN, County Clerk
Bernetha J. Letsch

Fee \$7.00