

KEITH M. LARSON and JENNIFER M. LARSON, husband and wife

MARK A. SEMET and WILNA G. SEMET, husband and wife

of Klamath, State of Oregon, described as:

The South 30 feet of Lot 4 and the North 30 feet of Lot 5, TONATEE HOMES, in the County of Klamath, State of Oregon.

Subject to:

1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tonatee Homes
4. 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 June 11, 1959 in Book: 313 Page: 290 and Modified June 17, 1959 in Book: 313 Page: 355.
5. Trust Deed, including the terms and provisions thereof, recorded March 31, 1977 in Book: M-77 Page: 5423 in favor of First Federal Savings and Loan Association of Klamath Falls, Oregon, which grantees herein assume and agree to pay.

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

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 \$ 41,750.00 *

Dated this 24th day of June, 19 81.

Keith M. Larson
Jennifer M. Larson

STATE OF OREGON, County of Klamath) ss.

On this 25th day of June, 19 81 personally appeared the above named Keith M. Larson and Jennifer M. Larson and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Susan C. Patzke
Notary Public for Oregon
My commission expires: 11-2-82

* 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. Mark A. Semet
3617 La Maradon Way
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 25th day of June, 19 81 at 3:46 o'clock P.M. and recorded in book MS1 on page 11527 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

By

Bernetha A. Letsch

Deputy