

-WARRANTY DEED-

X-34616
GORDON ERLANDSON, Grantor, conveys to JOHN WILCYNISKI, Grantee, an undivided one-half interest, and KEITH SMITH, Grantee, an undivided one-half interest, in the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

The Southeasterly 114 feet of Lot 1 of Block 13, and the Northeasterly 5 feet of the Southwesterly 114 feet of Lot 2 of Block 13, in Original Town of Linkville, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO AND EXCEPTING:

(1) Assessments and charges of the City of Klamath Falls, Oregon, for monthly water and sewer service; (2) Reservations and Restrictions of record; and (3) Easements and rights of way of record or apparent upon the land.

It is understood and agreed by and between Grantor and Grantees that there is an existing mortgage on said above-described real property given by grantor and Adelle Erlandson, to First Federal Savings and Loan Association of Klamath Falls, which was recorded May 28, 1965, in Vol. 230, page 457, Mortgage Records of Klamath County, Oregon, which mortgage is not assumed by grantee and grantor agrees to pay and perform all of the terms thereof, and save Grantees harmless thereon.

The true and actual consideration for this transfer is Two Hundred Ten Thousand and NO/100ths (\$210,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to Grantee at: Grantee 430 Main St. K Falls, Or 97601.

DATED this 1 day of July, 1981.

STATE OF OREGON)

County of Klamath)

ss.

July 1, 1981.

Personally appeared the above-named GORDON ERLANDSON and acknowledged the foregoing instrument to be his voluntary act. Before me:

Gordon Erlandson
[Signature]
Notary Public for Oregon

My Commission expires: 8.5.83

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 1st day of July A.D. 19 81 at 11:12 o'clock A.M., and

July recorded in Vol. M81, of Deeds on Page 11909.

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

EVELYN BIEHN, County Clerk
By *Bernetha [Signature]*