

EUGENE L. BUNCH and JANET L. BUNCH, husband and wife

, hereinafter called grantor, convey(s) to  
GEORGE R. FETTY and LYNNE E. FETTY, husband and wifeall that real property situated in the County  
of Klamath, State of Oregon, described as:

A tract of land situated in Lot 1, Block 3, Tract 1103, EAST HILLS ESTATES, and Lot 28, Block 3, Tract 1120, SECOND ADDITION TO EAST HILLS ESTATES, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 28, Block 3 of said Tract 1120; thence North 89° 12' 22" East along the Southerly right of way line of Cottage Avenue, 0.48 feet; thence continuing along said right of way line of the arc of a curve to the left (central angle is 14° 22' 47" radius is 300 feet) 75.29 feet; thence South 15° 10' 25" East 139.63 feet; thence West 110.63 feet to the Westerly line of said Lot 28, Tract 1120; thence North 00° 21' 05" West 124.32 feet to the point of beginning, with bearings based on said Tract 1103.

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 \$ 108,500.00 \*

Dated this 17th day of August, 19 81.

Eugene L. Bunch  
Janet L. Bunch

STATE OF OREGON, County of Klamath ) ss.

On the 19th day of August, 19 81 personally appeared the above named  
Eugene L. Bunch and Janet L. Bunch and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

W. Darlene J. 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:

Mr. & Mrs. George R. Fetty  
c/o Barnhisel & Ganong  
323 Main St, City, 97601

Send Taxes To:

Mr. & Mrs. George R. Fetty  
6614 Cottage  
City, 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.

\_\_\_\_\_  
Title  
By \_\_\_\_\_ Deputy

## EXHIBIT "A"

## SUBJECT TO:

1. Taxes for the year 1981-82 are now a lien but not yet payable.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Basin View Drainage District.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1120, Second Addition to East Hills Estates.
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of East Hills Estates.
6. Drainage Easement, including the terms and provisions thereof, dated September 22, 1975, recorded October 15, 1975 in Book M-75 at page 12802, Microfilm Records, between Basin View Development Co., and Basin View Drainage District for a 16 foot storm drain easement over the Westerly boundary of the herein described property. (Affects Lots 28, 29, Block 3)
7. Subject to a Trust Deed, including terms and provisions thereof, on said property in the original face amount of \$89,500.00 executed by grantors herein on October 2, 1980, in favor of First National Bank of Oregon as security for a loan guaranteed by the Administrator of Veterans Affairs under 38 U.S. Code 1810, as amended, said Trust Deed being recorded on October 2, 1980 in Book M-80 at page 19323 and re-recorded October 22, 1980 in Book M-80 at page 20550 of the Records of Klamath County, Oregon, upon which loan there is an unpaid indebtedness which the said grantees hereby assume and agree to pay as part of the purchase price; and grantees also hereby assume all obligations of Eugene L. Bunch and Janet L. Bunch under the terms of the instruments creating and securing the loan described above to indemnify the Administrator of Veterans Affairs to the extent of any claim paid because of the guaranty or insurance of said loan.

*MB*

*270 JB*

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Insurance

this 19 day of August A.D. 1981 at 3:43 PM.

duly recorded in Vol. M-81, of Deed Records on Pg #14809

By EVELYN BIEHN, Clerk  
*[Signature]*