

CLAUDE W. CROSS and VIRGINIA R. CROSS, husband and wife

hereinafter called grantor, convey(s) to
JAMES L. WILLIAMS and ESTHER FREITAS, son and mother, not as tenants in
common, but with full rights of survivorship all that real property situated in the County
 of Klamath, State of Oregon, described as:

Lot 4, Block 2, FIRST ADDITION TO MOYINA, 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 \$ 64,900.00.*

Dated this 2nd day of September, 1981

Claude W. Cross
Virginia R. Cross

STATE OF OREGON, County of Klamath) ss.

On the 2nd day of September, 1981 personally appeared the above named
Claude W. Cross and Virginia R. Cross and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me:

Harlene T. 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 Taxes:

James L. Williams &
Esther Freitas
1141 Carlson
City, 97601

STATE OF OREGON,)

) ss.

County of _____)

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

SEP 3 AM 10 45

EXHIBIT "A"

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of First Addition to Moyina Water Improvement District.
 2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Moyina Heights Water District.
 3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
 4. Transmission easements, including the terms and provisions thereof, granted to The California Oregon Power Company, by an instrument recorded April 5, 1940 in Book 128 at page 267, Deed Records.
 5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Moyina.
 6. 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 May 6, 1960 in Book 321 at page 49, Deed Records.
 7. 1981-82 taxes, a lien in an amount to be determined, but not yet payable.
 8. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$24,000.00
- Dated : April 30, 1974
 Recorded : May 1, 1974 Book: M-74 Page: 5413
 Mortgagor : John L. Schneider and Margaret M. Schneider, husband and wife
 Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs.
- which Mortgage the Grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____

this 3rd day of September A.D. 1981 at 10:45 clock A.M., and

duly recorded in Vol. M-81, of Deeds on Page 15687.

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee: \$8.00