

CHARLIE GLENN NEALY and SHIRLEY ANNE NEALY, husband and wife

hereinafter called grantor, convey(s) to

JOHN S. DONALDSON

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

South 52 feet of Lot 10 and the North 5 feet of Lot 11, Block 1, FIRST ADDITION TO TONATEE HOMES, according to the plat of record in the office of the County Clerk, Klamath County, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as listed on the attached "Exhibit A" which is by this reference made a part hereof

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 \$ 43,000.00.

Dated this 9th day of October, 19 81.

Charlie Glenn Nealy  
CHARLIE GLENN NEALY

Shirley Anne Nealy  
SHIRLEY ANNE NEALY

STATE OF OREGON, County of Klamath ) ss.

On this 9th day of October, 19 81 personally appeared the above named  
Charlie Glenn Nealy and Shirley Anne Nealy and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Julia Smith  
Notary Public for Oregon

My commission expires: 2/14/85

- \* 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)

Nealy TO  
Donaldson

After Recording Return to:  
John S. Donaldson  
4338 Gary  
Klamath Falls, OR 97601  
SEND TAX STATEMENTS TO:  
Department of Veterans' Affairs  
1225 Ferry Street, S.E.  
Salem, OR 97310

## STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record  
on the 9th day of October, 19 81  
at 10 o'clock AM and recorded in book 14-81  
on page 17895 Records of Deeds of said County.

Witness my hand and seal of County affixed.

By Julia Smith Deputy

## "Exhibit A"

1. 1981-82 taxes, a lien in an amount to be determined, but not yet payable.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
5. Restrictions, but omitting restrictions, if any based on race, color, religion or national origin, as shown on the recorded plat.
6. Building and use restrictions as set forth in instrument recorded October 5, 1959 in Volume 316, page 326, Deed Records of Klamath County, Oregon.
7. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$21,500.00
  - Dated : May 13, 1977
  - Recorded : May 16, 1977 Book: M-77 Page: 8440
  - Trustor : Charlie Glenn Nealy & Shirley Anne Nealy
  - Trustee : William Ganong, Jr.
  - Beneficiary : First Federal Savings and Loan.  
(Loan No. 01-41197)

WHICH THE GRANTEEES HEREIN AGREE TO ASSUME AND PAY IN FULL.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Ins. Co.

this 9th day of Oct. A.D. 19 81 at 3:49 o'clock P.M., and

duly recorded in Vol. M-81 of Deeds on Page 17895

EVELYN BIEHN, County Clerk

By [Signature]

Fee \$8.00