

8824

-WARRANTY DEED-

MONTE D. YOUNG and KARIN J. YOUNG, husband and wife, Grantors, convey and warrant to BOBBY J. JONES, Grantee, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 6 and the Westerly 8 feet of Lot 7, Block 1, Tract 1116 SUNSET EAST, in the County of Klamath, State of Oregon

SUBJECT TO: That certain 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 \$30,000, dated August 15, 1977 in Book M-77 at page 14861 wherein Monte D. Young and Karin J. Young are Trustors, Mountain Title Company is Trustee for United States National Bank, Beneficiary, which Trust Deed Grantee herein assumes and agrees to pay according to the terms thereof.

SUBJECT TO AND EXCEPTING THEREFROM:

(1) Regulations, including levies, liens and utility assessments of the City of Klamath Falls; (2) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of South Suburban Sanitary District; (3) Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Sunset East; (4) Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded September 13, 1976 in Book M-76 page 14336; (5) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is trade of other property.

DATED this 2 day of February, 1982.

STATE OF OREGON)
County of Klamath) ss. February 2, 1982.

Personally appeared the above-named MONTE D. YOUNG and KARIN J. YOUNG, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Taxes To & Return To:
Mr. Bobbie Jones
4525 El Cerrito Way
City, 97601

Harlene T. Addington
Notary Public for Oregon
My Commission expires: 3-22-85

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at ~~request~~

this 3 day of Feb. A.D. 1982 at 10:59 o'clock A.M., and
duly recorded in Vol. M 82, of Deeds on Page 1376.

Fee \$4.00

EVELYN BIEHN, County Clerk

By *Joyce M. Thure*