

-WARRANTY DEED-

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

Tract 20 in 400 Subdivision in the County of Klamath,
State of Oregon

SUBJECT TO: That certain Trust Deed, including the terms and provisions thereof, and such future advances as may be provided therein, given to secure the payment of \$47,200, dated August 12, 1977, recorded August 15, 1977 in Book M-77 page 14782, wherein Bobby B. Jones and Delores J. Jones, are Trustors, William L. Sisemore is Trustee for Klamath First Federal Savings and Loan Association as Beneficiary, which Trust Deed Grantees herein assume and agree to pay according to the terms thereof.

(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 Klamath Irrigation District; (3) Reservations, including the terms and provisions thereof set forth in Deed from Walter T. Smith, et al, to Walter L. Bliss, recorded March 13, 1934 in Book 115 at page 161; (4) Warranty Clearance Easement dated May 12, 1964 and recorded May 26, 1964, Deed Book 353, at page 218, from Walter L. Bliss and Della C. Bliss to the United States of America; (5) As easements dated December 22, 1976, recorded January 6, 1977 in Book M-77 page 303 in favor of Pacific Power and Light Company; (6) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District; (7) 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 1st day of February, 1982.

Bobby B. Jones
Delores J. Jones

STATE OF OREGON)
County of Klamath)

ss. February 2, 1982.

Personally appeared the above-named BOBBY B. JONES and DELORES J. JONES, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me,

Notary Public for Oregon
My Commission expires: 3-22-85
I am To: Mr. & Mrs. Monte D. Young,
5145 Lombardy Lane, City 97601

W. Carlene J. Addington
Notary Public for Oregon
My Commission expires: 3-22-85

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

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~xxxxxxx~~

this 3 day of Feb. A.D. 19 82 at 10:59 clock A.M., and
duly recorded in Vol. M 82, of Deeds on Page 1377.

Fee \$4.00

By Evelyn D. [Signature] County Clerk

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