

K-35281
WHEN RECORDED MAIL TO: **10962**

KCTC - Attn; Sheri

MAIL TAX STATEMENTS TO:
Terry L. McCutcheon
3950 Rio Vista Way
Klamath Falls, OR 97601

(Don't use this space; reserved for recording label in counties where used.)

STATE OF OREGON **4757**

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 _____ or as filing fee number _____, Record of Deeds of said County. Witness my hand and seal of County affixed.

By _____ Title _____ Deputy

WARRANTY DEED

David A. Stults and Teresa M. Stults, husband and wife,
GRANTOR, conveys and warrants to

Terry L. McCutcheon, a married man *sm*

GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth below:

The real property described in Exhibit "A" subject to the exceptions set forth in said Exhibit "A". Said Exhibit "A" attached hereto is hereby incorporated herein as though fully set forth hereat.

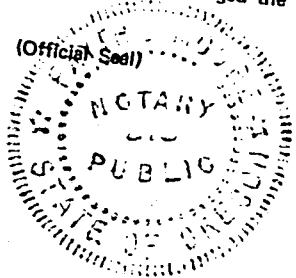
APR 16 1982 3:30 PM

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$68,000.00. However, the actual consideration consists of or includes other property or value given or promised which is [part of the] ~~second deed~~ consideration. \$42,673.26 assumption, \$15,326.74 second deed of trust and \$10,000.00 down.
In construing this deed and where the context so requires, the singular includes the plural.

Dated this 16th day of April, 1982

David A. Stults
David A. Stults
Teresa M. Stults
Teresa M. Stults

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named David A. Stults and Teresa M. Stults, April 16th, 1982
and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: *[Signature]*
Notary Public for Oregon
My commission expires 8-27-83

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Giacomini, Jones & Zamsky
Attorneys at Law
A Professional Corporation
638 Main Street
Klamath Falls, Oregon 97601
Telephone: 503/884-7728

The following described real property situate in Klamath County, Oregon, to-wit:

Lot 15, Block 9, Tract No. 1079, SIXTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

1. Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service.
2. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements water and irrigation rights in connection therewith.
3. Rules, regulations and assessments of South Suburban Sanitary District.
4. Rules, regulations and assessments of Sunset Village Lighting District.
5. Easements, including the terms and provisions thereof, given by Martha Keller et al, to Oregon Water Corporation, a public utility of the State of Oregon, dated November 8, 1972, recorded November 9, 1972, Volume M-72 on page 12926, and dated _____, 1972, recorded March 5, 1973, Volume M-73 page 2293, all Microfilm Records of Klamath County, Oregon
6. Reservations and restrictions contained in the dedication of Tract 1079, Sixth Addition to Sunset Village, as follows: "...subject to: (1) Easements for future public utilities, irrigation and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities, irrigation and drainage; (2) No changes will be made in the present irrigation and or drain ditches without the consent of the Enterprise Irrigation District, its successors or assigns; (3) A 25-foot building set-back line on the front of all lots and a 20-foot building set-back line along side street lines; (4) All easements and reservations of record and additional restrictions as provided in any protective covenants."
7. Declaration of Conditions and Restrictions Sixth Addition to Sunset Village recorded June 29, 1973, Volume M-73, page 8283, Microfilm records of Klamath County, Oregon.
8. Trust Deed, including the terms and provisions thereof, given by James R. Titus and Fredia J. Titus, husband and wife, to Klamath First Federal Savings and Loan Association, dated February 3, 1978 and recorded February 13, 1978 in M-78 on page 2611, records of Klamath County, Oregon, to secure the payment of \$35,000.00. Grantee hereby assumes and agrees to pay and perform, according to the terms thereof, the obligation represented by the aforesaid Trust Deed.
9. Easements and rights of way of record and apparent thereon.

EXHIBIT "A" TO WARRANTY DEED

STATE OF OREGON; COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the

16 day of April A.D., 1982 at 3:30 o'clock P M., and duly recorded in

Vol M 827 Deeds on page 4757.

Fee \$ 8.00

EVELYN BJEHN
COUNTY CLERK
By [Signature] Deputy