

WARRANTY DEED  
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WILLIAM A. BARTLETT and CATHERINE BARTLETT, husband and wife,  
Grantors convey and warrant to EDWARD T. McCLURE and RICHARD E.  
OTOSKI, a co-partnership, Grantees, the following described real  
property located in Klamath County, State of Oregon, free of all  
encumbrances, except as specifically set forth herein:

Lot 17 in Block 3, Resubdivision of a portion of  
McLOUGHLIN HEIGHTS ADDITION to the City of Klamath  
Falls, according to the official plat thereof on  
file in the office of the County Clerk of Klamath  
County, Oregon.

## SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of  
record and those apparent on the land;
2. A City lien, due to the City of Klamath Falls, docketed  
April 25, 1980, improvement unit: 278, Card 3, Original Amount:  
\$6,437.18, Unpaid balance: \$5,149.74, plus interest, if any,  
which said City Lien, Grantees agree to assume and pay holding  
Grantor harmless therefrom;
3. Sewer and water use charges, if any, due to the City of  
Klamath Falls;
4. Reservations, restrictions and easements as contained in  
plat dedication of McLoughlin Heights, as filed in the office of  
the Klamath County Engineer;
5. Reservations, restrictions and easements as contained in  
plat dedication of Resubdivision of a portion of McLoughlin  
Heights, to wit: "said plat being subject to a twenty foot utilities  
easement the centerline of which is the rear lot lines of all  
lots in Blocks 2, 3, 4, & 5, as shown on the annexed plat.";
6. Subject to a 20 foot building setback along Clairmont  
Drive and Daggett Avenue, as shown on the dedicated plat;
7. An Easement, created by instrument, including the terms  
and provisions thereof, dated December 18, 1978, recorded March  
21, 1979, in Volume M79, page 6396, Microfilm Records of Klamath  
County, Oregon for public utilities;
8. An easement created by instrument, including the terms  
and provisions thereof dated: October 9, 1978, recorded April 13,  
1979, in Volume M79, page 8124, Microfilm Records of Klamath  
County, Oregon in favor of City of Klamath Falls for embankment  
slope.

The true and actual consideration paid for this conveyance

3613

is the sum of \$23,341.26.

WITNESS Grantor's hands this 6th day of July, 1982.

William A. Bartlett  
WILLIAM A. BARTLETT  
Catherine Bartlett  
CATHERINE BARTLETT

STATE OF OREGON )  
County of Klamath ) ss.

Personally appeared the above-named WILLIAM A. BARTLETT and CATHERINE BARTLETT, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Susan Kay Way  
Susan Kay Way  
Notary Public for Oregon  
My commission expires 6/4/1982  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: \_\_\_\_\_

Unless a change is requested  
all future tax statements shall  
be sent to:

Drs. Edward T. McClure  
and Richard E. Otoski  
132 Mt. View  
Klamath Falls, Oregon 97601  
AFTER RECORDING RETURN TO:

Drs. Edward T. McClure  
and Richard E. Otoski  
132 Mt. View  
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .  
this 8 day of July A.D. 19 82 at 4:30 o'clock P M, and  
duly recorded in Vol. M 82, of Deeds on page 8612  
Fee \$8.00

By Joyce McArthur  
EV-LYN BISHOP, CLERK