

00001 17518

KNOW ALL MEN BY THESE PRESENTS, That
 Henry L. Stevens and Lannie E. Stevens, Husband and Wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 Michael A. Wallenburn and Neva Wallenburn, Husband and Wife, hereinafter called
 the grantees, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and
 assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Westerly 100 feet of the Easterly 219 feet of Tract 43, VILLA ST. CLAIR,
 according to the official plat thereof on file in the office of the County
 Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
 To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
 And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that
 grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as
 set forth on the reverse of this deed, or those apparent upon the land, if any,
 as of the date of this deed.

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims
 and demands of all persons whomsoever, except those claiming under the above described encumbrances.
 The true and actual consideration paid for this transfer, stated in terms of dollars, is \$39,950.00

However, the actual consideration consists of or includes other property or value given or promised which is
 the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 99.030.)
 In construing this deed and where the context so requires, the singular includes the plural and all grammatical
 changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 23 day of November, 1982;
 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
 order of its board of directors.

(If executed by a corporation;
 affix corporate seal)

STATE OF OREGON

County of Klamath } ss.
 November 23, 1982

Personally appeared the above named
 Henry L. Stevens and Lannie E.
 Stevens

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

(OFFICIAL
SEAL)

Notary Public for Oregon
 My commission expires: 7/13/85

Henry L. Stevens and Lannie E. Stevens

GRANTOR'S NAME AND ADDRESS
 Michael A. Wallenburn and Neva Wallenburn
 4525 Anderson
 Klamath Falls, Oregon 97601
 GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent the following address.

No Change

NAME, ADDRESS, ZIP

STATE OF OREGON, County of

Personally appeared _____, 19____, and
 _____, who, being duly sworn,
 each for himself and not one for the other, did say that the former is the
 president and that the latter is the
 secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal
 of said corporation and that said instrument was signed and sealed in be-
 half of said corporation by authority of its board of directors; and each of
 them acknowledged said instrument to be its voluntary act and deed.
 Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon
 My commission expires:

STATE OF OREGON,

County of _____ ss.
 I certify that the within instru-
 ment was received for record on the
 day of _____, 19____,
 at _____ o'clock _____ M., and recorded
 in book _____ on page _____ or as
 file/reel number _____
 Record of Deeds of said county.
 Witness my hand and seal of
 County affixed.

By _____ Recording Officer
 _____ Deputy

15660

SUBJECT TO:

15660

1. Assessments, if any, due to the City of Klamath Falls for water use.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
4. Reservations as contained in Deed recorded March 25, 1947 in Volume 204, page 117, Deed Records of Klamath County, Oregon, to wit:
"subject to certain governmental charges and Klamath Irrigation District charges and roadways, ditches and easements affecting the same; and the right of other owners in this area, to cross the conveyed premises to make connecting with other tracts for utility privileges (water, electricity, telephones, etc.) in order thereby to make irrigation, as well as such easements and utilities available to all owners in said subdivision of Villa St. Clair."
5. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: June 28, 1976
Recorded: June 29, 1976
Volume: M76, page 9830, Microfilm Records of Klamath County, Oregon
Amount: \$22,950.00
Mortgagor: Henry L. Stevens and Lannie E. Stevens, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs
Said mortgage buyers agree to assume and pay in full.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . Mountain Title Co
this 24th day of November A. D. 19 82 at 10:31 clock A. M.,
duly recorded in Vol. M82, of Deeds on Page 15659

EVELYN BIEHN, County Clerk
By Bernetha Shetch

Fee \$8.00