

-WARRANTY DEED-

VERL V. STERNS and SHIRLEY J. STERNS, husband and wife,
Grantors, convey and warrant to CLYDE R. COONTZ and LORENE COONTZ,
husband and wife, all that real property situate in Klamath County,
Oregon, free of all encumbrances, except as specifically set forth
herein:

Lot, 2, SCHIESEL TRACTS, in the County of Klamath,
State of Oregon

SUBJECT TO: That certain Trust Deed, dated August
3, 1977, recorded August 5, 1977 in Book M-77, page
14110, wherein Verl V. Sterns and Shirley J. Sterns,
are Trustors, D. L. Hoooots is Trustee for Security
Savings and Loan Association, as Beneficiary, which
Trust Deed Grantees herein assume and agree to pay
according to the terms thereof.

SUBJECT TO AND EXCEPTING:

(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 Enterprise Irrigation District; (3) Regulations, in-
cluding levies, liens, assessments, rights of way and easements
of the South Suburban Sanitary Districts; (4) Restrictions, but
omitting restrictions, if any, based on race, color, religion or
national origin, as shown on the recorded plat of Schiesel Tracts;
(5) Covenants, easements and restrictions, but motting restrictions,
if any, based on race, colore, religion, national origin, imposed
by instrument recorded August 14, 1958, Book 302, page 97.; (6)
Reservations, restrictions, easements and rights of way of record
on these tracts upon the land.

The time and actual value of this transfer is

Returned to &

Until a change is requested, all tax statements shall be
mailed to Grantee at 5743 Schiesel Ave, Klamath Falls, OR

DATED this 7th day of JUNE, 1980. 97601

Verl V. Sterns

Shirley J. Sterns

STATE OF OREGON)

JUNE

ss. May

17th

, 1980.

County of Klamath)

Personally appeared the above-named VERL V. STERNS and
SHIRLEY J. STERNS, husband and wife, and acknowledged the fore-
going instrument to be their voluntary act. Before me:

Ralph A. Crawford
Notary Public for Oregon

My Commission expires: March 4, 1984

WILLIAM P. BRANDSNESS

A PROFESSIONAL CORPORATION

ATTORNEY AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

"EXHIBIT B"

After recording return to:

Clyde R. Coontz
5743 Schiesel

STATE OF OREGON: COUNTY OF KLAMATH :ss

I hereby certify that the within instrument was received and filed for
record on the 18th day of March A.D., 1983 at 11:26 o'clock A M,
and duly recorded in Vol. M83, of Deeds on page. 4215

EVELYN BIEHN COUNTY CLERK

by Bernetha A. Schuch Deputy

Fee \$ 4.00

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