

LARRY D. HOLVERSON and CHERIE J. HOLVERSON, husband and wife
WALLACE H. HAMLET and MILLIE L. HAMLET, husband and wife
 all that real property situated in the County
 of Klamath, State of Oregon, described as:

Lot 6, Block 8, FIRST ADDITION TO CYPRESS VILLA, in the County of
 Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____

See Exhibit "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 83,000.00.

Dated this 6th day of June, 1983.

[Signature of Larry D. Holverson]
[Signature of Cherie J. Holverson]

STATE OF OREGON, County of Klamath) ss.

On the 27th day of June, 1983 personally appeared the above named
Larry D. Holverson and Cherie J. Holverson and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me,

[Signature of Darlene P. Addington]
 Notary Public for Oregon
 My commission expires: 3-22-85

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
 ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

 TO

After Recording Return to: & Taxes;
Mr. & Mrs. Wallace H. Hamlet
1492 Brown Circle
Boulder, Colorado 80303

STATE OF OREGON,)

) ss.

County of _____)

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 _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title
 Deputy

EXHIBIT "A"

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
 2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
 3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Cypress Villa.
 4. Conditions imposed by the Klamath Irrigation District as shown on the plat and in the Dedication of First Addition to Cypress Villa, as follows: (a) The owners of the land in this subdivision, their heirs and assigns in whom title may be vested, shall always at their own expense, properly install, maintain and operate such irrigation system. (b) The Klamath Irrigation District, its successors and assigns and the United States, person, firm or corporation operating the irrigation works of the Klamath Irrigation District shall never be liable for damage caused by improper construction, operation or care of such system or for lack of sufficient water for irrigation. (c) The liability of the operators of the Klamath Irrigation District shall be limited to the delivery of water at established outlets of the USBR Canal. (d) The lands will always be subject to irrigation assessments whether or not irrigation water is furnished.
 5. Perpetual easement, including the terms and provisions thereof, for 16 foot roadway along the North line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12, as disclosed by instrument recorded in Volume 179 at page 493 and in Volume 225 at page 27.
 6. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$37,000.00
- Dated : August 16, 1977
 Recorded : August 17, 1977 Book: M-77 Page: 15100
 Trustor : Earnest J. Johnson and Cecilia L. Johnson, husband and wife
 Trustee : William L. Sisemore
 Beneficiary : Klamath First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation
- which Trust Deed the Grantees herein assume and agree to pay according to the terms contained therein.

The above trust deed was assigned by instrument
 Recorded : October 19, 1981 Book: M-81 Page: 17273
 To : Jackson County Federal Savings & Loan Association

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 27th day of June A.D. 19 83 at 3:51 o'clock P.M.,
 duly recorded in Vol. M83 of Deeds on Page 10050

By EVELYN BIEHN, County Clerk

Fee \$8.00