

25478

MTL 12501

Vol. M83 Page 10760

WARRANTY DEED

FREDERICK H. LANGE JR. and FRANCES R. LANGE, husband and wife, as tenants by the entirety, hereinafter referred to as "Grantors", convey and warrant to BRYAN J. STUART and BARBARA STUART, husband and wife, as tenants by the entirety, hereinafter referred to as "Grantees", the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 4 of LOMA LINDA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Restrictions, but omitting restrictions, if any based on race, color, religion or national origin, as shown on the recorded plat of Loma Linda Heights.
2. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded August 5, 1955 in Volume 276, page 330 and amended January 5, 1956 in Volume 280, page 263, Deed Records of Klamath County, Oregon.
3. Subject to a 20 foot building setback from Hillside Avenue, as shown on dedicated plat.
4. An easement created by instrument, including the terms and provisions thereof, recorded on October 23, 1956 in Volume 287, page 400, Deed Records of Klamath County, Oregon.
5. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein. Recorded on June 3, 1977 in Volume M77, page 9710, Microfilm Records of Klamath County, Oregon, in the amount of \$55,000.00.

The true and actual consideration paid for this conveyance is \$90,720.00.

WITNESS Grantors' hand this 27th day of June, 1983.

'83 JUL 7 PH 3 06

Frederick H. Lange Jr.
Frederick H. Lange Jr.

Frances R. Lange
Frances R. Lange

STATE OF)
 : ss.
County of)

Personally appeared FREDERICK H. LANGE JR. and FRANCES R. LANGE, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before Me:

Carol A. White
Notary Public for
My commission expires: 7-8-86

Unless a change is requested
all tax statements shall be
sent to the following address:

Dr. & Mrs. Bryan Stuart
805 Hillside
Klamath Falls, Or. 97601

AFTER RECORDING RETURN TO:

Dr. & Mrs. Bryan Stuart
805 Hillside
Klamath Falls, OR 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 7th day of July A.D. 19 83 at 3:06 o'clock P M., and
duly recorded in Vol. M 83 of deeds on Page 10760

8.00 fee

By Evelyn Biehn, County clerk