

GLENN F. MUDDER and BETTY L. MUDDER, husband and wife  
 GLENN R. DUNN and MARY LOUISE DUNN, husband and wife  
 of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 13, Block 10, Tract No. 1064, FIRST ADDITION TO GATEWOOD, 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 ATTACHED 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 \$ 61,500.00 \*

Dated this 2nd day of September, 1983.

Glenn F. Mudder  
 Betty L. Mudder

STATE OF OREGON, County of Klamath ) ss.

On the 6th day of September, 1983, Glenn F. Mudder and Betty L. Mudder personally appeared the above named instrument to be their voluntary act and deed and acknowledged the foregoing

Before me:  
 Susan C. Catz  
 Notary Public for Oregon  
 My commission expires: 11-2-86

- \* 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:

TAX STATEMENTS TO:  
 MR. & MRS. GLENN R. DUNN  
 5522 KNIGHTWOOD  
 KLAMATH FALLS, OREGON  
 97601

STATE OF OREGON,

County of ) ss.

I certify that the within instrument was received for record on the day of 1983, 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. An easement created by instrument, including the terms and provisions thereof,  
 Dated : June 26, 1905  
 Recorded : May 18, 1907 Book: 22 Page: 479  
 In favor of : United States of America  
 (No exact location of record)
  2. An easement created by instrument, including the terms and provisions thereof,  
 Dated : May 1, 1945  
 Recorded : May 15, 1945 Book: 176 Page: 284  
 In favor of : California Oregon Power Company  
 For : Right of way for pole lines  
 (No exact location of record)
  3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1064, First Addition to Gatewood.
  4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,  
 Recorded : September 3, 1976 Book: M-76 Page: 13888
  5. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$35,000.00  
 Dated : June 14, 1977  
 Recorded : June 14, 1977 Book: M-77 Page: 10405  
 Mortgagor : Glenn F. Mudder and Betty L. Mudder, husband and wife  
 Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs
- which Mortgage the Grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 7th day of September A.D. 19 83 at 3:29 o'clock P.M., and  
 duly recorded in Vol. M83 of Deeds on Page 15227

EVELYN BIEHN, County Clerk

By Bernetha J. Deloach

Fee \$8.00