

WALTER C. WILSON and CAROL A. WILSON, as tenants by the entirety

MICHAEL E. AGUIAR and DEBRA J. AGUIAR, husband and wife, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:

Lot 12, Block 12, Tract 1003 known as THIRD ADDITION TO MOYINA, in the County of Klamath, State of Oregon.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those contained in Exhibit "A" attached hereto

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 \$ 56,500.00.

Dated this 11th day of April, 19 84.

Walter C. Wilson
Walter C. Wilson

Carol A. Wilson
Carol A. Wilson

STATE OF OREGON, County of Klamath) ss.

On this 20th day of April, 19 84, personally appeared the above named WALTER C. WILSON instrument to be his voluntary act and deed.

Before me:

Susan C. Patzko
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)

Walter C. Wilson

Carol W. Wilson

TO

Michael E. Aguiar

Debra J. Aguiar

After Recording Return to:

Tax Statements to:
Mr. + Mrs. Michael E. Aguiar
1038 Tanager
Klamath Falls, Ore.
97603

STATE OF OREGON,)

County of _____) ss.

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"

1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062.
2. An easement created by instrument, including the terms and provisions thereof, dated March 11, 1940, recorded April 5, 1940 in Book 128 at page 267, Deed Records, in favor of California Oregon Power Company, for poles and electric lines.
3. An easement created by instrument, including the terms and provisions thereof dated June 5, 1967, recorded June 5, 1967 in Book M-67 at page 4178, Microfilm Records, in favor of California Pacific Utilities Company, for pipe lines.
4. Restrictions, but omitting restrictions, if any, based on race color, religion or national origin, as shown on the recorded plat of Third Addition to Moyina.
5. Set back provisions as delineated on the recorded plat.
6. An easements created by instrument, including the terms and provisions thereof,
 Dated : October 19, 1976
 Recorded : November 4, 1976 Book: M-76 Page: 17557
 In favor of : Southern Oregon Broadcasting Company
 For : A 5 foot wide easement for cable

STATE OF OREGON,

County of Lane

} ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 12th day of April, 1984,
 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
 named CAROL A. WILSON

known to me to be the identical individual..... described in and who executed the within instrument and
 acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
 my official seal the day and year last above written.

H. Thomas Brown
 Notary Public for Oregon.

My Commission expires 1-10-87

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for
 record on the 20th day of April A.D., 1984 at 3:48 o'clock P. M.,
 and duly recorded in Vol M84, of Deeds on page 6630.

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, DeputyFee: \$ 8.00