

This Indenture Witnesseth, THAT THOMAS NEWTON THORN and TERRI ANN THORN, husband and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto DAVID C. WARNER and LINDA WARNER,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 1, Block 41, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, Excepting the Southwesterly 20 feet thereof conveyed for alley.

SUBJECT TO: Taxes for 1984-85 which are now a lien but not yet payable; Conditions and Provisions contained in Resolution to Encroach upon the Manzanita Street Right of Way, including the terms and provisions thereof, recorded April 20, 1977, in Deed Vol. M77 at page 6743, Records of Klamath County, Oregon; Well Agreement, including the terms and provisions thereof, recorded August 16, 1982, in Book M82 at page 10638 and re-recorded August 17, 1982, in Book M82 at page 10685, Records of Klamath County, Oregon; Enchroachment Permit Agreement, including the terms and provisions thereof, recorded October 29, 1982, in Book M82 at page 14378, Records of Klamath County, Oregon; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

NOTE: 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 74,000.00  
However, the actual consideration includes other property which is part of the consideration.  
(Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 9th day of October 19 84.

Thomas Newton Thorn (SEAL)

(SEAL)

TERRI ANN THORN (SEAL)

(SEAL)

STATE OF OREGON, County of Klamath (BENEWAH) ss. October 15, 1984

Personally appeared the above named THOMAS NEWTON THORN and TERRI ANN THORN, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

John D. Felton  
Notary Public for Oregon, IDAHO  
My commission expires Life

After recording return to:

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 26th day of October, 1984, at 1:56 o'clock P. M., and recorded in book M84 on page 18422 Record of Deeds of said County.

Witness my hand and seal of County affixed.

EVELYN BIEHN

By Pam Smith County Clerk-Recorder  
Deputy

Fee: \$4.00 Index: \$1.00

From the Office of  
WILLIAM L. SISEMORE  
First Federal Bldg.  
540 Main Street  
Klamath Falls, Oregon 97601

97601

Until a change is requested, all tax statements shall be sent to the following name and address:

Klamath 1st Fed.  
540 Main  
Klamath Falls, OR