

JOHNIE T. COLLINS and VICKI L. COLLINS, husband and wife

JOHN S. LENAHA and NORMA J. LENAHA, husband and wife

all that real property situated in the County of Klamath, State of Oregon, described as:

The West 100 feet of Lot 3, Block 3, MIDLAND HILLS ESTATES, 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.

1985 FEB 27 PM 3 30

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 \$ 58,000.00.*

Dated this 21st day of February, 19 85

X Johnie T. Collins
X Vicki L. Collins

STATE OF OREGON, County of Lane) ss.

February 22, 19 85 personally appeared the above named
Johnie T. Collins and Vicki L. Collins and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Mary Christina Gendell
Notary Public for Oregon
My commission expires: 8-31-86

- * 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)

Johnie T. Collins

Vicki L. Collins

TO

John S. Lenahan

Norma J. Lenahan

After Recording Return to:

John S. Lenahan
Norma J. Lenahan
P. O. Box 226
Midland, Oregon 97634

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"

SUBJECT TO:

1. 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 : April 29, 1970 Book: M-70 Page: 3339
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Midland Hills Estates.
3. Utility easements as delineated on the recorded plat 16 feet along South lot line.
4. Set back provisions as delineated on the recorded plat 25 feet from North lot line.
5. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
Mortgagor : Johnie T. Collins and Vicki L. Collins
Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs
Dated : March 17, 1976
Recorded : March 17, 1976
Book : M-76
Page : 3836
Amount : \$29,279.00
Loan No. : LM39681,
which Grantees herein assume and agree to pay.

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 27th day of February A.D. 19 85
at 3:30 o'clock P M, and duly
recorded in Vol. M85 of Deeds
Page 2979

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00