

47721

MTC-14456  
-WARRANTY DEED-

Vol. 185 Page 5825

ULYS J. STAPLETON and CHERYL A. STAPLETON, <sup>/aka Cheryl Stapleton</sup> husband and wife, Grantors, convey and warrant to GEORGE HILDEBRAND, Grantee, the following described real property, situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Lot 5 in Block 45 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: That certain 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.

SUBJECT TO AND EXCEPTING:

(1) Sewer and water use charges, if any, due to the City of Klamath Falls; (2) Reservations, restrictions and easements, including the terms and provisions thereof, recorded October 1, 1926 in Volume 70, page 224, Deed Records of Klamath County, Oregon, to wit:

"Subject to all the reservations set forth in the dedication of the aforesaid Addition, and to the reservation of the streets, alleys and boulevards therein."

(3) Driveway easement, including the terms and provisions thereof, dated April 10, 1963 and recorded May 22, 1963 in Volume 345 at page 404, Deed Records of Klamath County, Oregon, between Allen C. Aldrich and Jean Eleanor Aldrich, husband and wife and Alma B. Getz; (4) Reservations, restrictions, easements and rights of way of record and those apparent upon the land (5) <sup>common wall-garage agreement</sup>

The true and actual consideration for this conveyance is \$63,500.00.

Until a change is requested, all tax statements shall be mailed to Grantee at 571 Pacific Terrace, Klamath Falls, OR  
DATED this 1 day of July, 1984. 97601

*[Signature]*  
*[Signature]*

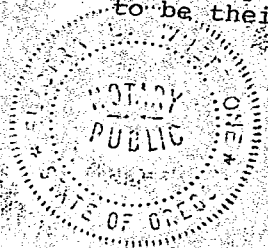
85 APR 12 PM 1 18

STATE OF OREGON       )  
County of Klamath    ) ss.

5326

Personally appeared the above-named Ulys J. Stapleton  
and Cheryl A. Stapleton and acknowledged the foregoing instrument  
to be their voluntary act. Before me:

\*aka Cheryl Stapleton



*Electra S. Whitstone*  
Notary Public for Oregon  
My Commission expires: 11-29-84

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

on this 12th day of April A.D. 19 85  
at 1:18 o'clock P M, and duly  
recorded in Vol. M85 of Deeds  
Page 5325

**EVELYN BIEHN**, County Clerk

By *Ben Smith* Deputy

Fee 9.00

*Ret: MTC*