

Until a change is requested, all tax statements shall be sent to
the following address: K-33036

63808

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WARRANTY DEED

WILBUR B. THAYER and SALLY N. THAYER, husband and wife, hereinafter referred to as Grantors, do hereby grant, bargain, sell and convey unto ROY W. PRICE and CHRISTINE L. PRICE, husband and wife, hereinafter referred to as Grantees, their heirs, successors and assigns, that certain real property with the tene-ments, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

Lot 1 in Block 14, Tract No. 1079, Sixth Addition to Sunset Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: (1) Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.

(2) Rules, regulations and assessments of South Suburban Sanitary District.

(3) Rules, regulations and assessments of Sunset Village Lighting District.

(4) Easements, including the terms and provisions thereof, given by Martha Keller, et al, to Oregon Water Corporation, a public utility of the State of Oregon, dated November 8, 1972, recorded November 9, 1972, in M72, page 12926, and dated November 9, 1972, recorded March 5, 1973, in Volume M73, page 2293, Deed Records of Klamath County, Oregon.

(5) Reservations and restrictions contained in the dedication of Tract 1079, Sixth Addition to Sunset Village, as follows: "...subject to: (1) Easements for future public utilities, irrigation and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities, irrigation and drainage; (2) No changes will be made in the present irrigation and/or drain ditches without the consent to the Enterprise Irrigation District, its successors or assigns; (3) A 25-foot building set-back line on the front of all lots and a 20-foot building set-back line along side street lines; (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

(6) Declaration of conditions and restrictions of Sixth Addition to Sunset Village, recorded June 29, 1973, in Volume M73, page 8283, Deed Records of Klamath County, Oregon.

(7) Mortgage, including the terms and provisions thereof, executed by Robert A. Tucker and Lois C. Tucker, husband and wife, to The State of Oregon, represented and acting by the Director of Veterans Affairs, dated November 12, 1975, recorded November 14, 1975, in Volume M75, page 14344, Mortgage Records of Klamath County, Oregon, to secure the payment of a promissory note dated November 12, 1974, in the amount of \$34,675.00.

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to have and to hold the same unto Grantees, their heirs, successors and assigns forever.

Grantors hereby covenant to and with said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantors will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer is \$67,000.00.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 14 day of March, 1980.

Wilbur B. Thayer
Wilbur B. Thayer

Sally N. Thayer
Sally N. Thayer

STATE OF OREGON)
) ss.
County of Klamath)

Before me this 14 day of March, 1980, personally appeared the above-named WILBUR B. THAYER and SALLY N. THAYER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(S E A L)

[Signature]
Notary Public for Oregon
My Commission Expires: 8.5.83

Return to:

Roy W. Price
639 Kiowa Circle
San Jose, Ca. 95123

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 18th day of July A.D., 19 86
at 1:42 o'clock P M. and duly recorded
in Vol. M86 of Deeds Page 12620
Evelyn Biehn, County Clerk
By [Signature]
Fee, \$14.00 Deputy.