

Until a change is requested, all tax statements shall be sent to the following address: Wilbur Thayer
PO Box Q
Klamath Falls, OR 97601

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75791

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K-39254

WARRANTY DEED

ROMMIE JOE YOUNG and AUDREY M. YOUNG, husband and wife, hereinafter referred to as Grantors, do hereby grant, bargain, sell and convey an undivided 1/2 interest to JOHN B. THAYER and PATRICIA A. THAYER, husband and wife, as tenants by the entirety, and an undivided 1/2 interest as tenants in common with WILBUR B. THAYER, hereinafter referred to as Grantees, their heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

The Easterly 70 feet of Lot 41 and the Westerly 30 feet of Lot 40, MOYINA, Klamath County, Oregon.

SUBJECT TO: (1) Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

(2) Regulations, including levies, assessments, liens, rights of way and easements of the South Suburban Sanitary District.

(3) Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat, Moyina.

(4) An easement created by instrument, including the terms and provisions thereof, dated June 1, 1956, recorded June 8, 1956, in Book 284, page 22, in favor of California Oregon Power Company for electric transmission lines.

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 demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer is \$74,900.00.

In Witness Whereof, the Grantors have executed this instrument this 17 day of December, 1980.

Rommie Joe Young
Rommie Joe Young

Audrey M. Young
Audrey M. Young

STATE OF OREGON)
County of Klamath) ss.

Before me this 17 day of December, 1980, personally appeared the above-named ROMMIE JOE YOUNG and AUDREY M. YOUNG, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My Commission Expires 12/24/84
DONNA K. MATESON
NOTARY PUBLIC OREGON

(S E A L)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 16th day of June A.D., 19 87 at 2:42 o'clock P M., and duly recorded in Vol. M87 on Page 10419 of Deeds

EVELYN BIEHN County Clerk
By Bernetha A. Nelson

FEE \$10.00