FORM No. 633-WARRANTY DEED (Individual or Corporate).

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K-40033 WARRANTY DEED

Vol.

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KNOW ALL MEN BY THESE PRESENTS, That.

FORREST TODD TRANTHAM AND TERESA ANN TRANTHAM, husband and wife

bereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL E. HOWE AND ALICE A. HOWE, husband and wife , hereinafter called the grantee, does hereby grant, bargain, well and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 8 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.

(IF SPACE IN: UFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

See attached Exhibit A

grantor will warrant and forever defend the said 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.

However, the actual consideration consists of or includes other property or value given or promised which is

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

if a corporate grantor, it has caused its name to be signed and seal affixed by its officers,

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EXHIBIT A

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SUBJECT TO:

 Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, water and irrigation rights

- 2. Rules, regulations and assessments of Sunset Village Lighting District.
- 3. Rules, regulations and assessments of South Suburban Sanitary District.
- Easements, including the terms and provisions thereof, recorded November 9, 1972, in Volume M72 page 12926, and recorded March 5, 1973, in Volume M73 page 2293, Deed records of Klamath County, Oregon.
- Reservations and restrictions contained in the dedication of Tract 1079, Sixth Addition to Sunset Village.
- Declaration of Conditions and Restrictions Sixth Addition to Sunset Village, recorded June 29, 1973, in Volume M73 page 8283, Deed records of Klamath County, Oregon.
- 7. Trust Deed, including the terms and provisions thereof, recorded February 5, 1980, in Volume M80 page 2238, Mortgage records of Klamath County, Oregon, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which Trust Deed Grantees herein agree to assume and pay according to the terms and provisions

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for	record at reques	st ofKlama	h County Title Compan	v	lst
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