

MTC-216470
WARRANTY DEED

WILLIAM J. CRAIN and MARSHA R. CRAIN, husband and wife,
Grantors convey and warrant to DAVID J. DAVIS and NORMA B. DAVIS,
husband and wife, Grantees, the following described real property
located in Klamath County, State of Oregon, free of all encumbrances,
except as specifically set forth herein:

Lot 6 in Block 5, FIRST ADDITION TO EAST HILLS ESTATES,
TRACT 1117, according to the official plat thereof on
file in the office of the County Clerk of Klamath
County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements
of record and those apparent on the land;
2. Regulations, including levies, assessments, drainage
rights and easements of Basin View Drainage District.
3. Regulations, including levies, liens, assessments,
rights of way and easements of the South Suburban Sanitary District.
4. Utility easements as delineated on the recorded plat
along the Northern 16 feet.
5. Set back provisions as delineated on the recorded
plat, 20 feet from the Eastern lot line and 25 feet from the
Southwestern lot line.
6. 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 March 31, 1976, Volume M76, page 4517, Klamath County
Microfilm Records.
7. Trust Deed, including the terms and provisions
thereof, with interest thereon and such future advances as may be
provided therein, given to secure the payment of \$66,800.00.
Dated: March 31, 1976, Recorded: April 7, 1976, Volume M76, page
4884, Klamath County Microfilm Records, Grantor: William J. and
Marsha R. Crain, husband and wife, Trustee: D. L. Hoots, Beneficiary:
Security Savings and Loan Association, which Trust Deed, Grantees
do not agree to assume and pay.
8. Assignment of rents, additional collateral security
Dated: April 4, 1976, recorded April 16, 1976, Volume M76, page
3529, Klamath County Microfilm Records.

The true and actual consideration paid for this conveyance
is \$131,775.00.

WITNESS Grantors' hands this 10th day of December, 1980.

89 JUL 6 AM 11 57

12177

William J. Crain
-WILLIAM J. CRAIN

Marsha R. Crain
MARSHA R. CRAIN

STATE OF OREGON)
) ss. December 10, 1980
County of Klamath)

Personally appeared WILLIAM J. CRAIN and MARSHA R. CRAIN,
husband and wife, and acknowledged the foregoing instrument to
be their voluntary act and deed.

BEFORE ME:

Sandra Stetter

NOTARY PUBLIC FOR OREGON
My Commission Expires:

My Commission Expires July 13, 1991

Unless a change is requested
all future tax statements shall be
sent to:

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AFTER RECORDING RETURN TO:

MTZ

Mountain Title Co.
on this 6th day of July A.D., 19 89
at 11:57 o'clock A.M. and duly recorded
in Vol. M89 of Deeds Page 12176
Evelyn Biehn County Clerk
By Rachael M. Biehn Deputy.
Fee, \$13.00

WARRANTY DEED, PAGE TWO.