

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
DELBERT MC CABE
CYNTHIA MC CABE
3442 HILYARD AVENUE
KLAMATH FALLS, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

RUSSELL W. DAHL and LAYVONNA V. DAHL, husband and wife
hereinafter called grantor, convey(s) to DELBERT MC CABE and
CYNTHIA MC CABE, husband and wife, hereinafter called Grantee,
all that real property situated in the County of Klamath, State
of Oregon, described as:

The Easterly 85 feet of Lots 1 and 2, Block 5, ALTAMONT ACRES, in
the County of Klamath, State of Oregon.

SAVING AND EXCEPTING THEREFROM the Northerly 5 feet thereof
conveyed to Klamath County for road purposes by Deed Volume 300
at page 379, Deed Records of Klamath County, Oregon.

SUBJECT TO:

1. 1986-1989 taxes, a lien not yet payable.
2. Conditions, Restrictions as shown on the recorded plat of
Altamont Acres.
3. Regulations, including levies, assessments, water and
irrigation rights and easements for ditches and canals, of
Klamath Irrigation District.
4. Regulations, including levies, liens, assessments, rights of
way and easements of the South Suburban Sanitary District, and
as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at
page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in
Book M-86 at page 9346 and as per Ordinance No. 31, recorded
January 6, 1988 in Book M-88 at page 207
5. Reservations in deed from A. L. Wishard, et ux., to Georgia
Sloan, dated September 19, 1925, recored September 21, 1925 in
book 67 at page 432, Deed Records of Klamath County, Oregon.
"20 foot building set back lines and the right is hereby reserved
to enter upon and construct irrigation ditches along the property
lines of the lands described above."
6. Trust Deed, including the terms and provisions thereof to
secure the amount noted below and other amounts secured thereunder,
if any:

Grantor: Russell W. Dahl and Layvonna V. Dahl, husband and wife
Trustee: Mountain Title Company of Klamath County
Beneficiary: Norma Jean Butts
Dated: November 25, 1985
Book: M-85 Page: 19430
WHICH, the Grantee herein agrees to assume and pay according to
the terms and provisions contained therein.

Recorded: November 26, 1985
Fee No.: \$19,500.00

7. Unrecorded Contract, including the terms and provisions thereof:
Vendor: Mary Paddock
Vendor: Norma Jean Butts
Disclosed by: Warranty Deed
Dated: November 25, 1985
Book: M-85 Page: 19428
WHICH, said Grantee herein is not assuming and the Grantor herein

Recorded: November 26, 1985
Fee No.: 55795
Continued on next page

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of _____
of April _____ Aspen Title Co.

A.D. 19 94 at 1:29 o'clock P M., and duly recorded in Vol. _____ day
of _____ Co. Lien Docket _____ on Page 13037 M94

FEE
\$10.00

By Annette Mueller County Clerk