

WARRANTY DEED

05-15-95P03:53 RCVD

MTC 35135
 KNOW ALL MEN BY THESE PRESENTS, That WILLIAM CLANTON and EDWINA CLANTON, as
tenants by the entirety _____, Grantor _____

in consideration of FOUR THOUSAND NINE HUNDRED Dollars,
 to _____ paid by the Grantee _____ herein, do _____ hereby grant, bargain, sell and convey unto
ROBERT L. HOUCK and E. ANNE HOUCK, as tenants by the entirety

Grantee s the following described real property, situate in the County of ~~Klamath~~ Klamath and
 State of Oregon, to wit:

Lot 57 in Block 1 of Tract No. 1060, SUN FOREST ESTATES, according to the
 official plat thereof on file in the office of the County Clerk of
 Klamath County, Oregon.

To Have and to Hold the granted premises unto the said Grantee s, their Heirs and Assigns forever.
 And the Grantor s do _____ covenant that they lawfully seized in fee simple of the above granted
 premises free from all encumbrances, SEE ATTACHED

and that they will and their heirs, executors and administrators, shall warrant and forever defend the granted
 premises, against the lawful claims and demands of all persons, except as above stated.
 Witness _____ hand _____ and seal _____ this 3rd day of May 1995

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY
 DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE
 LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
 ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE
 TITLE TO THE PROPERTY SHOULD CHECK WITH THE
 APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO
 VERIFY APPROVED USES. AND TO DETERMINE ANY
 LIMITS ON LAWSUITS AGAINST FARMING OR
 FOREST PRACTICES AS DEFINED IN ORS 30.930

WILLIAM CLANTON

X Edwina Clanton

EDWINA CLANTON

(SEAL)

(SEAL)

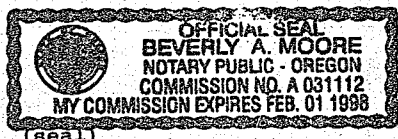
(SEAL)

(SEAL)

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. May 3 19 95
 COUNTY OF Klamath
 Personally appeared the above named William Clanton, Edwina Clanton
 and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Beverly A. MooreNotary Public for OregonMy commission expires 2/1/98

ESCROW NO. SR-14244KM

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL
 BE SENT TO THE FOLLOWING ADDRESS:

ROBERT L. HOUCK
24606 ELM PLACE
OCEAN PARK, WA 98640

Return to:

ROBERT L. HOUCK
24606 ELM PLACE
OCEAN PARK, WA 98640

STATE OF OREGON

County of _____ } ss.

I certify that the within instrument was received for
 record on _____ at _____ o'clock _____, and was recorded
 in Book _____ Page _____ Record
 of Deeds of said county.

Recorder of Conveyances

WARRANTY DEED (EXCEPTIONS)

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1. Restrictions as contained in plat dedication, to wit:

"Subject to: A 25 foot building setback line along the front of all lots and a 20 foot building setback line along all side street lines; a 16 foot public utility easement centered on the back lot lines to provide ingress and egress for construction and maintenance of said utilities, any planting or structure placed thereon by the lot owners to be at his own risk; the Bonneville Power Administration Transmission line, as shown on the annexed map is subject to all restrictions and rights as recorded in Deed Volume 250, page 282, Deed Records of Klamath County, Oregon; additional restrictions provided in any recorded protective covenants."

2. Articles of Association, imposed by instrument, subject to the terms and provisions thereof, recorded September 19, 1972 in Volume M72, page 10581, Microfilm Records of Klamath County, Oregon.

3. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded September 19, 1972 in Volume M72, page 10585, Microfilm Records of Klamath County, Oregon.

4. Easement and release, subject to the terms and provisions thereof, granted to the United States of America, for electric power transmission line, recorded June 30, 1972, in Volume M72, page 7124, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 15th day
of May A.D., 19 95 at 3:53 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 12618.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Annette Mueller