

## WARRANTY DEED

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ROBERT L. GABRIELSON, JR. and MARY ANN GABRIELSON, husband and wife, Grantors conveys and warrants to DEAN J. CAMERON, Grantee, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein.

Lot 34, EXCEPT the Southerly 33.4 feet; the South 3 feet of Lot 35, BAILEY TRACTS, in the County of Klamath, State of Oregon

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
5. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$23,000.00, dated June 14, 1974, recorded June 20, 1974, in Book M-74, page 7647, Mortgagor: Robert L. Gabrielson, Jr. and Mary Ann Gabrielson, husband and wife, Mortgagee: First Federal Savings and Loan Association of Klamath Falls, Oregon, a Federal corporation, which said Mortgage, Grantors agree to assume and pay holding Grantee harmless therefrom.
6. Taxes for the year 1980-81 are now a lien, but not yet due and payable.

The true and actual consideration paid for this conveyance is \$67,000.00.

WITNESS Grantors' hands this 15<sup>th</sup> day of August 1980.

Robert L. Gabrielson, Jr.  
ROBERT L. GABRIELSON, JR.

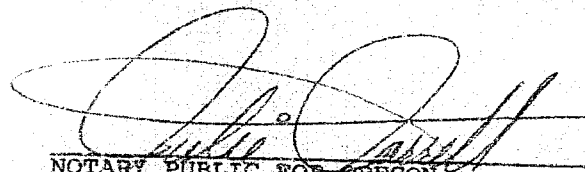
Mary Ann Gabrielson  
MARY ANN GABRIELSON

STATE OF OREGON        )  
                              ) ss.  
County of Klamath     )

WARRANTY DEED, PAGE ONE.

Personally appeared the above-named ROBERT L. GABRIELSON, JR. and MARY ANN GABRIELSON, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 2/14/21

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

~~Mr. Dean J. Cameron~~

*to your records now  
shown*

AFTER RECORDING RETURN TO:

~~Mr. Dean J. Cameron~~

*Mr. & Mrs. Keith Stocklen  
2745 Hope St  
Klamath Falls, OR 97603*

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 15th day  
of January A.D. 1999 at 3:16 o'clock P.M., and duly recorded in Vol. M99  
of Deeds on Page 1576

FEE \$35.00

Linda Smith, County Clerk

by Kathleen Rosa