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MTC 47421-KR

## WARRANTY DEED

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LESLIE D. REEVES and DOROTHY M. REEVES, husband and wife, Grantors convey and warrant to ARTHUR R. BREITENSTEIN and ELLEN E. BREITENSTEIN, husband and wife, an undivided one-half interest and WILLIAM J. CRAIN and MARSHA R. CRAIN, husband and wife, an undivided one-half interest, as tenants in common, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

Lots 14 and 15 and all of Lot 16, EXCEPT the Westerly 13 feet thereof, in Block 72 of BUENA VISTA ADDITION to the City of Klamath Falls, 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. Taxes for the fiscal year 1979-80, a lien, but not yet due and payable;
3. Sewer and water use charges, if any, due to the City of Klamath Falls;
4. Right of way for pole line as shown in Deed from W. R. Mann, et ux, to The California Oregon Power Company, a corporation, dated May 31, 1929, recorded July 1, 1929 in Deed Volume 87 at page 419, Records of Klamath County, Oregon;
5. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein. Dated February 28, 1972, Recorded February 29, 1972, in Volume M72, page 2089, Microfilm Records of Klamath County, Oregon, Amount: \$26,000.00, Mortgagor: Leslie D. Reeves and Dorothy M. Reeves, husband and wife, Mortgagee: First Federal Savings And Loan Association of Klamath Falls, which said Mortgage, Grantors agree to assume and pay holding Grantees harmless therefrom.

The true and actual consideration paid for this conveyance is \$121,545.00.

WITNESS Grantors' hands this 7 day of November, 1979.

*Leslie D. Reeves*  
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LESLIE D. REEVES

STATE OF OREGON )

) ss.

County of Klamath )

Personally appeared LESLIE D. REEVES and DOROTHY M. REEVES,  
 husband and wife, and acknowledged the foregoing instrument to  
 be their voluntary act and deed.

BEFORE ME:

*Linda Stille*  
 NOTARY PUBLIC FOR OREGON  
 My Commission Expires:

My Commission Expires July 12, 1991

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

AFTER RECORDING RETURN TO:

David & Pamela Latourette  
 2008 Oregon Ave.  
 Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of

of March

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A.D. 1999

at 11:22

o'clock

A.

M.

and duly recorded in Vol.

the

19th

day

Deeds

on Page

9832

Linda Stille, County Clerk

FEE

\$35.00

by *Kathleen Rose*

WARRANTY DEED, PAGE TWO.