

KNOW ALL MEN BY THESE PRESENTS, That Norman W. Jones and B. Emogene Jones, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Raymond Prevost and Mary L. Witt Prevost, husband and wife

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 52 and the Southerly 10 feet of Lot 51, all in LOMA LINDA HEIGHTS, according to the official plat thereof in the records of Klamath County, Oregon. Also that portion of vacated Huron Street adjoining said Lot 52.

Subject, however, to the following:

1. Reservations and restrictions contained in the dedication of Loma Linda Heights, as follows: "Subject to a 20 foot minimum set-back line being variable subject to the approval of the City of Klamath Falls Planning Commission, also subject to a six-foot easement along the back of each lot for future sanitary sewers and public utilities.
2. Declaration of Conditions and Restrictions, given by John F. Glubrecht and Leah B. Glubrecht, first parties, to the Public, dated August 4, 1955, recorded August 5, 1955, in Deed Volume 276 page 330, records of Klamath County, Oregon.
3. Amendment to Declaration of Conditions and Restrictions of Loma Linda Heights, dated December 1, 1955, recorded January 5, 1956, in Deed Volume 280 page 263, records of Klamath County, Oregon.
4. Right of Way, including the terms and provisions thereof, given by John F. Glubrecht and Leah B. Glubrecht, husband and wife, to the California Oregon Power Company, a California corporation, dated October 17, 1956, recorded October 23, 1956, in Deed Volume 287 page 400, records of Klamath County, Oregon.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record and those apparent upon the land if any.

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$4,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ~~not to be~~ the whole consideration (indicate which).^①

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 22nd day of May, 1968.

Norman W. Jones
B. Emogene Jones

STATE OF OREGON, County of Klamath, ss. Personally appeared the above named Norman W. Jones and B. Emogene Jones, husband and wife

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Frank J. Danou*
Notary Public for Oregon
My commission expires February 27, 1971

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Norman W. Jones, et ux

TO

Raymond Prevost, et ux

AFTER RECORDING RETURN TO

First Federal Savings & Loan

540 Main

City

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUN. TIES WHERE USED.)

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 22 day of May, 1968, at 4:12 o'clock P.M., and recorded in book 1168 on page 4588.

Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

County Clerk Title.

By *Louise M. Kauter* Deputy.