

KNOW ALL MEN BY THESE PRESENTS, That we, JOHN M. CLARK and ELDONNA M. CLARK, husband and wife, in consideration of Ten & no/100 Dollars, to us paid by HAROLD V. FREEMAN and MARIAN FREEMAN, husband and wife, do hereby grant, bargain, sell and convey unto said HAROLD V. FREEMAN and MARIAN FREEMAN, husband and wife, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath and State of Oregon, bounded and described as follows, to wit:

Lot 14, Tonatee Homes, Klamath County, Oregon.

TO HAVE AND TO HOLD the above described and granted premises unto the said HAROLD V. FREEMAN and MARIAN FREEMAN, husband and wife, their heirs and assigns forever.

And we, JOHN M. CLARK and ELDONNA M. CLARK, husband and wife, the grantors above named, do covenant to and with the above named grantees, their heirs and assigns, that we are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, except:

- (1) Acreage and use limitations under provisions of the U. S. Statutes and regulations issued thereunder.
- (2) Regulations, contracts, easements and water and irrigation rights in connection with Klamath Project and Irrigation District.
- (3) Regulations and laws relating to the South Suburban Sanitary District.
- (4) Mortgage to Commerce Investment, Inc., recorded in Mortgage Book 194, page 285, and assignment thereof to Federal National Mortgage Assn. recorded in Mortgage Book 194, page 702, Mortgage Records of Klamath County, Oregon, which grantees assume and agree to pay.
- (5) Reservations, restrictions, conditions, easements and building set back lines, including the terms and provisions thereof as shown on the plat and in the dedication of Tonatee Homes.
- (6) Building and use restrictions, including the terms and provisions thereof, dated June 11, 1959 and recorded June 11, 1959 in