

1967/50 70-836

KNOW ALL MEN BY THESE PRESENTS, That JOHN BRADFORD HARRIS and SHARON KAYE HARRIS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES R. ROLLINS and MARLENE M. ROLLINS, 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 3, Block 4 of FIRST ADDITION TO SUNSET VILLAGE, Klamath County, Oregon. SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith; regulations, liens, assessments and laws relating to South Suburban Sanitary District; Building set-back lines and utility easements as set forth in the Plat and Dedication of First Addition to Sunset Village; set-back lines, as set forth in Declaration rec. 3/4/69 in M-69 page 1643, and amended 4/21/69 M-69 page 2838; Trust Deed, including the terms and prov. thereof, dated 12/22/69, rec. 12/24/69 in M-69 page 10692, to secure the payment of \$15,200.00, with interest thereon and such future advances as may be provided therein, executed by John Bradford Harris & Sharon Kaye Harris, husband and wife, to William Ganong, Trustee for beneficiary First Federal Savings & Loan Assoc. of Klamath Falls, which said Trust Deed and promissory note secured thereby grantees assume and agree to pay according to the terms thereof.

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 stated above,

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 \$ 19,700.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 11th day of June, 1970.

John Bradford Harris
Sharon Kaye Harris

STATE OF OREGON, County of Klamath, ss. June 11, 1970. Personally appeared the above named JOHN BRADFORD HARRIS and SHARON KAYE HARRIS, husband and wife,

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



Before me: Andrew A. Selane
Notary Public for Oregon
My commission expires March 13, 1974

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

WARRANTY DEED

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 12th day of June, 1970 at 11:27 o'clock A.M., and recorded in book M-70 on page 4720. Record of Deeds of said County. Witness my hand and seal of County affixed.

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

AFTER RECORDING RETURN TO

Belane Real Estate
314 S. 7th Ave.
Klamath Falls, Ore.

Fee 1.50

Clerk Title
By [Signature] Deputy