

71-01 MAR 11 1971

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CRATER TITLE INSURANCE CO. 510 W. SIXTH ST. - MEDFORD, OREGON

VOL. M71 PAGE 1945

KNOW ALL MEN BY THESE PRESENTS, That ROBERT F. DRACE and JEANNA G. DRACE, husband and wife,

in consideration of FIVE HUNDRED AND NO/100 Dollars,

to US paid by WILLIAM F. KELLY and MARYANN KELLY, husband and wife,

do hereby grant, bargain, sell and convey unto the said granteeS, 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 26 in Block 1 of FIRST ADDITION TO KELENE GARDENS, Klamath County, Oregon

SUBJECT TO:

- 1) The effect of the above described premises lying within the boundaries of the Klamath Project and Klamath Irrigation District and the South Suburb an SANITARY DISTRICT.
- 2) Building and use restrictions of First Addition to Kelene Gardens, as set forth in Deed Volume M-68 at page 3337, omitting restrictions, herein if any, based on color, race, religion or national origin.
- 3) Set-back lines and utility easement, as set forth on the plat and Dedication of First Addition to Kelene Gardens.
- 4) Trust Deed, including the terms and provisions thereof, dated July 15, 1970, recorded July 15, 1970 in M-70 at Page 5832 executed by Robert F. Drace and Jeanna G. Drace, husband and wife to Transamerica Title Insurance Company, trustee for beneficiary Ward Cook, Inc., an Oregon corporation, which the Grantees herein assume and agree to pay. (Said balance of Trust Deed is \$16659.58)

To Have and to Hold, the above described and granted premises unto the said grantee S, their heirs and assigns forever.

Witness our handS and sealS this 20th day of January, 1971

Robert F. Drace (SEAL)  
(Robert F. Drace)

Jeanna G. Drace (SEAL)  
(Jeanna G. Drace)

STATE OF OREGON,

County of Klamath

ss.

On this 20th day of January, 1971,

before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named ROBERT F. DRACE and JEANNA G. DRACE, husband and wife

who are

known to me to be the identical individualS, described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public for Oregon.

My commission expires Dec. 14, 1972

Bargain and Sale  
DEED

TO

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

AFTER RECORDING RETURN TO

CHARTER First Mtg  
P.O. Box 822  
Medford, Ore.

Fee \$1.50

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instru-  
ment was received for record on the  
8th day of March, 1971,  
at 11:28 clock A.M., and recorded  
in book M71 on page 1945  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Wm. D. Milne

County Clerk-Recorder.  
By Cynthia Lampson  
Deputy.