

8/11/71 11:20 AM 55027 101/171-100-8218
 KNOW ALL MEN BY THESE PRESENTS, That G. E. Rutledge and Phyllis Rutledge
 husband and wife

hereinafter called the grantor, for the consideration hereinafter stated,
 to grantor paid by Joe D. Stephens and H. Jean Stephens, 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, sit-
 uated in the County of Klamath and State of Oregon, described as follows, to-wit:

⑩ Lot 6 in Block 1 of CASCADE PARK, Klamath County, Oregon.

SUBJECT TO: Acreage and use limitations under provisions of the United States
 and regulations issued thereunder; contracts, liens, assessments, rules and
 regulations for irrigation, drainage and sewage; reservations, restrictions,
 conditions, easements and rights of way of record, and those apparent on the
 land; all future real property taxes and assessments; and Exhibit A attached.

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 above set forth.

and that
 grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
 ful 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 \$ 3400.00
 However, the actual consideration consists of or includes other property or value given or promised which is
 part of the consideration for this deed.

In construing this deed and where the context so requires, the singular includes the plural.
 WITNESS grantor's hand this 9th day of February, 1971.

G. E. Rutledge
Phyllis Rutledge
 Feb 9th 1971

STATE OF OREGON, County of Klamath) ss.
 Personally appeared the above named G. E. Rutledge and Phyllis Rutledge, husband
 and wife
 and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: *W. A. Smene*
 Notary Public for Oregon
 My commission expires 7-31-73

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

TO

AFTER RECORDING RETURN TO

Charles L. M. G.
Box 823
Medford, Ore.

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

STATE OF OREGON,

County of _____ ss.
 I certify that the within instru-
 ment was received for record on the
 day of _____, 19____,
 at _____ o'clock _____ M., and recorded in
 book _____ on page _____
 Record of Deeds of said County.
 Witness my hand and seal of
 County affixed.

Title.

By _____ Deputy.

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EXHIBIT A—

Purchasers hereby agree to lay out and construct a sidewalk, not less than 6 feet wide, along the west side of Lot 6 Block 1 of Cascade Park, Klamath County, Oregon, and to maintain the same in good condition. The placement of sidewalk shall be laid out by the purchasers agree to perform, they agree to pay the cost of the same and charges for laying out and charges for laying out against Lot 6, Block 1 of Cascade Park, Klamath County, Oregon.

EXHIBIT A- AGREEMENT CONCERNING SIDEWALK ON LOT 6 BLOCK 1
"CASCADE PARK SUBDIVISION"

Purchasers hereby agree to install at their expense a four (4) foot wide concrete sidewalk, not less than 3 1/2" thick and 6" on face to provide a curb consistent with existing sidewalks in Cascade Park. Concrete shall be of standard concrete aggregate of not less than 6 sack mix.

Sidewalk shall be layed on Hope Street and on Denver Park North across frontage of Lot 6 Block 1 of Cascade Park, and located at elevation and set back locations established by the Sellers and approved by the County Engineer, and shall be installed within 30 days after completion of house, but not later than January 1, 1972. The placement of sidewalk being necessary for the consistent planning of "Cascade Park", purchasers agree to perform as per above. In event purchasers fail or neglect to perform, they agree to pay the Seller or his Agent, necessary and reasonable expenses and charges for laying sidewalk as described above. Such charges shall become a Lien against Lot 6, Block 1 "Cascade Park" Subdivision.

DE Kester
Sellers

Phyllis L. Linder
Sellers

J. D. Stephens
Purchasers

Purchasers

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Ins. Co.

this 4th day of August A. D. 1971 at 11:20 clock A. M., and

duly recorded in Vol. M71, of Deeds on Page 4218

W. E. MILNE, County Clerk

Fee \$3.00

FORM No. 633-B
1967/50

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Dated at Klamath Falls, Ore

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Dated at Klamath Falls, Ore

STATE OF OREGON
County of Klamath

THIS CERTIFIES, that
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executed the same freely c

IN TESTIMONY WHERE
NOTARY
PUBLIC
STATE OF OREGON

MORTGAGE

Mortgagors

-To-
FIRST FEDERAL SAVINGS AND
LOAN ASSOCIATION OF
KLAMATH FALLS
Klamath Falls, Oregon

Mortgagee

STATE OF OREGON } ss
County of Klamath

Filed for record at the request of mortgagee on

August 4, 1971

at 20 minutes past 11:00 o'clock A.M.

and recorded in Vol. M71 of Mortgages,

page 8220 Records of said County

Wm. D. Milne

County Clerk.

By *Caroline L. Milne* Deputy.

Fee \$3.00

Mail to

FIRST FEDERAL SAVINGS AND LOAN
ASSOCIATION OF KLAMATH FALLS
Klamath Falls, Oregon

8221

FORM No. 853—GENE

FORM No. 633—WARRANTY DEED.

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County of Multnomah

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BEFORE ME: