

KNOW ALL MEN BY THESE PRESENTS, That JERRY W. CARLSON and DIANNE L. CARLSON, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES M. FRIES AND ELAINE R. FRIES

, 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:

The Southeasterly 68 feet of Lot 5, and the Northwesterly 17.9 feet of Lot 6 WINEMA GARDENS, Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 subject to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Restrictions, including the terms and provisions thereof, recorded July 15, 1959 in Volume 13 at page 472, Miscellaneous Records of Klamath County, Oregon, and by instrument recorded August 13, 1959 in said Volume 13 at page 496, the above restrictions were amended, omitting restrictions herein, if any, based on race, color, religion, or national origin. (cont'd) 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 \$30,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 10 day of June, 1973.

STATE OF OREGON, County of Klamath) ss. June 10, 1973
Personally appeared the above named JERRY W. CARLSON and DIANNE L. CARLSON and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Henry I. Holman
Notary Public for Oregon
My commission expires 11/21/75

NOTE—The sentence between the symbols @, 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

Holman REALTY
4729 S. 6TH ST.
KLAMATH FALLS, ORE.

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

STATE OF OREGON

County of) ss.
I certify that the within instrument was received for record on the day of 1973, at o'clock M., and recorded in book on page or as filing fee number, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By Title Deputy

7460

4. Building and use restrictions, including the terms and provisions thereof, as set forth in Deed Volume 321 at page 440, recorded May 26, 1960, omitting restrictions herein, if any, based on race, color, religion or national origin.

5. Subject to a 20 foot building set back line along the front of said lot as set forth in the plat and dedication of Winema Gardens.

6. Trust Deed, including the terms and provisions thereof, dated November 22, 1972, recorded November 28, 1972 in Book M-72 at page 13648, Microfilm Records, given to secure the payment of \$25,200.00 with interest thereon and such future advances as may be provided therein, executed by JERRY W. CARLSON and DIANNE L. CARLSON to William Ganong, Jr., trustee for beneficiary of First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation.

STATE OF OREGON, |
County of Klamath |

Filed for record at request of

TRANSAMERICA TITLE INS. CO

on this 11 day of June A.D. 19 73

at 3:45 o'clock P M, and duly

recorded in Vol. M 73 of DEEDS

page 7459

Wm. J. MILNE, County Clerk

By Gayle D. Dwyer Deputy

Fee \$ 4.00