

92066 KNOW ALL MEN BY THESE PRESENTS, That THOMAS M. CHATELAIN and MIRTLE ANN CHATELAIN, Husband and Wife, (STATE MARITAL STATUS)

in consideration of Sixteen Thousand (\$16,000.00) Dollars,

to grantor paid by EMMETT L. PICKETT, a single man

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 8 of Block 3 of FIRST ADDITION to BUREKER PLACE:

SUBJECT TO: (1) Liens and assessments of Klamath Project, Klamath Irrigation District and regulations, contracts, easements and water and irrigation rights in connection therewith; (2) The 25 foot building set-back line on south end of said Lot; (3) Acreage and use limitations under provisions of U. S. Statutes and regulations issued thereunder; (4) Assessments of South Suburban Sanitary District and regulations relating thereto; (5) Reservations, restrictions, conditions, water rights and provisions as disclosed by the plat, the dedications and approval of the plat of said land; and (6) Mortgage against the property dated May 6, 1958, recorded May 7, 1958, in Vol. 182 at page 129 of Mortgage Records of Klamath County, Oregon, to the First National Bank of Oregon, given to secure payment of a Note in the unpaid balance of \$7,275.00, hereby assumed by the Grantee.

To Have and to Hold the above described and granted premises 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 stated.

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, and the consideration for this conveyance is \$16,000.00. The foregoing recital of consideration is true as verily believe.

In testimony whereof, the grantor has hereunto set their hands and seals, the day and date first above written.

WITNESS grantor's hand and seal this 12th day of August, 1974.

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STATE OF OREGON, County of Klamath,

Personally appeared the above named

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