

RECEIVED JUL 9 1975 12:50 pm

2541

KNOW ALL MEN BY THESE PRESENTS, That Thaddeus Yarosh and Lillian M. Yarosh, husband and wife hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by William O. Trent and Mary F. Trent, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit: Lot 2 and the North 15 feet of Lot 3 in Block 1 of WEST HILL HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Subject, however, to the following: 1. Right of way from Heinz Neuman and Pearl Neuman, husband and wife, to The California Oregon Power Company, a California corporation, recorded December 31, 1959 in Volume 318 page 108 of Deed Records of Klamath County, Oregon. 2. Reservations and restrictions contained in the dedication of West Hills Homes, as follows: Said plat being subject to a building set-back line along all streets and avenues as shown on the annexed plat, a five foot side line set-back along all lots and an easement along the back of all lots and the side line of Lots 3 and 4, Block 1 as shown on the annexed plat for present and future public utilities; said easement to provide ingress and egress for construction and maintenance of said utilities with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner. 3. Declaration of Conditions and restrictions for West Hills Homes, dated April 25, 1961, recorded April 25, 1961 in Deed Volume 329 page 91, records of Klamath County, Oregon.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said 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 \$ 34,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 3rd day of July, 1975; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Baker
July 3, 1975

Thaddeus Yarosh
Lillian M. Yarosh
Lillian M. Yarosh) ss.
STATE OF OREGON, County of _____, 19____

Personally appeared the above named and Lillian M. Yarosh and acknowledged the foregoing instrument to be their voluntary act and deed.

Personally appeared _____, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: *Harold Mitchell*
(SEAL) Notary Public for Oregon
My commission expires: 8/1/77

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
Frist Federal
540 Main
city
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was received for record on the 9th day of JULY, 1975, at 12:50 o'clock P.M., and recorded in book M 75 on page 7737 or as file/reel number 2541. Record of Deeds of said county. Witness my hand and seal of County affixed.
WM. D. MILNE
Recording Officer
By *Hazel Draper* Deputy
FEE \$ 3.00