

KNOW ALL MEN BY THESE PRESENTS, That CLARENCE R. TWILDAHL and GLADYS M. TWILDAHL, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VERNON G. STARKS and EVELYN F. STARKS, 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, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 23, Madison Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Taxes for the fiscal year 1975-76, a lien, but not yet due and payable;
3. The premises herein described are within and subject to the statutory powers, including the power of assessment of South Suburban Sanitary District;
4. Reservations in the dedication of Madison Park, as follows: "Subject to the setback lines (30 feet) as shown herein and an easement over all lots for future sewers or utilities along the back lines of all lots."

(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, except as hereinabove stated,

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 \$ 30,900.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which): (The sentence between the symbols " " if not applicable, should be deleted: See ORS 93.930.)~~

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 *8th* day of August, 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)

Clarence R. Twildahl
Gladys M. Twildahl

STATE OF OREGON,)
County of KLAMATH) ss.
August *8th*, 1975

STATE OF OREGON, County of) ss.
19

Personally appeared _____ and _____ 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.

Personally appeared the above named CLARENCE R. TWILDAHL and GLADYS M. TWILDAHL, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)
Susan Kay Way
Notary Public for Oregon
My commission expires: *6/4/77*

Before me: _____
Notary Public for Oregon
My commission expires: _____

Mr. and Mrs. Clarence R. TWILDAHL
1714 27th Avenue South
Morehead, Minnesota

Mr. and Mrs. Vernon G. STARKS
5817 Alva Street
Klamath Falls, Oregon 97601

After recording return to:
Mr. and Mrs. Vernon G. Starks
5817 Alva Street
Klamath Falls, Oregon 97601

Until a change is requested all tax statements shall be sent to the following address:
Department of Veterans Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310

STATE OF OREGON,) ss.
County of KLAMATH

I certify that the within instrument was received for record on the *8th* day of *AUGUST*, 1975, at *12:00* o'clock *PM*, and recorded in book *M 75* on page *9279* or as file/reel number *3637*.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

WM. D. HILNE
Recording Officer
By *Hayel* Deputy

FEE \$ 3.00