

KNOW ALL MEN BY THESE PRESENTS, That CLARK D. TEXLEY, JR. and CAROL A. TEXLEY, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALBERT R. SUMMERS, JR., 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 13, Block 1, KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1. Taxes for the fiscal year 1975-76, a lien, but not yet due and payable. 2. Regulations of South Suburban Sanitary District. 3. Regulations of Klamath Irrigation District. 4. Building set back line 20 feet from street as shown on dedicated plat. 5. Utility easement as shown on dedicated plat. 6. Covenants, conditions and restrictions as reserved in plat dedication. 7. Covenants, conditions and restrictions imposed by instrument recorded in Volume 316, page 445. 8. Trust deed in favor of First National Bank of Oregon, recorded April 6, 1971 in Volume M-71 at page 2893, which the grantee herein agrees to assume and pay according to the terms contained therein.

(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 set forth above,

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 \$ 29,500.00. However, the actual consideration consists of an inclusion of the property or value of the property or interest therein, which is the whole consideration indicated by the symbols (1) 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 26 day of September, 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 Linn,)
Sept 26, 1975.

Personally appeared the above named Clark D. Texley, Jr. and Carol A. Texley,

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

Before me: *Harold J. Burke*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 7-24-79.

STATE OF OREGON, County of Linn) ss.
Sept 26, 1975.
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.

Before me: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

Clark D. Texley, Jr.
940 Greeway Drive
Harrisburg, Oregon
GRANTOR'S NAME AND ADDRESS

Albert R. Summers, Jr.
3831 Kelley Drive
Klamath Falls, Oregon
GRANTEE'S NAME AND ADDRESS

After recording return to:
grantee

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
First National Bank of Oregon
P. O. Box 3131 T-6
Portland, Oregon 97208
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 30 day of Sept., 1975, at 1:46 o'clock P.M., and recorded in book M. 75 on page 11873 or as file/reel number 5485, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm D Milne
Recording Officer
By *Deputy* Deputy

3.00