

KNOW ALL MEN BY THESE PRESENTS, That Mona F. English and Jolene Stepp, aka Jolene Steppe, as tenants in common,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Gary A. Irwin and Barbara G. Irwin, 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:

Lots 35 and 36 in Block 11 of ST. FRANCIS PARK, 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. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.
 2. Any unpaid charges or assessments of Enterprise Irrigation District.
 3. Rules, regulations and assessments of South Suburban Sanitary District.
 4. Reservations and restrictions in the Dedication of St. Francis Park.
 5. Reservations and restrictions contained in deed from George S. Rusco and Esther Rusco, husband and wife, to Edward Klinkhammer and Eunice Klinkhammer, husband and wife, dated May 31, 1939, recorded June 7, 1939, in Deed Volume 122, page 741, records of Klamath County, Oregon, as follows:
 1. The value of the dwelling houses to be constructed on said property shall be in the amount of not less than \$2,000.00 of approved floor plans, designs and mode of construction to be approved by grantors and assigns.
 2. The principal buildings shall be built on a building line 25 feet from property lines fronting streets and no permanent fences or other buildings shall be built nearer the street than the front line of the principal building.

(If space insufficient, continue description on reverse side)

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 \$ 14,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (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 25 day of November, 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)

WASHINGTON
 STATE OF ~~OREGON~~
 County of King
 November 25, 1975

Personally appeared the above named Mona F. English and Jolene Stepp, aka Jolene Steppe

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

Before me, *Shel K. Wolm*
 (OFFICIAL SEAL) Notary Public for ~~Washington~~
 My commission expires 2/21/77

Mona F. English and Jolene Steppe
 13230 2nd St. N. W.
 Seattle, Washington 98177
 GRANTOR'S NAME AND ADDRESS

Gary A. Irwin and Barbara G. Irwin
 4667 Thompson St.
 Klamath Falls, Oregon 97601
 GRANTEE'S NAME AND ADDRESS

After recording return to:
 Gary A. Irwin and Barbara G. Irwin
 4667 Thompson St.
 Klamath Falls, Oregon 97601
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
 Gary A. Irwin and Barbara G. Irwin
 4667 Thompson St.
 Klamath Falls, Oregon 97601
 NAME, ADDRESS, ZIP

STATE OF OREGON, County of ~~King~~
 Personally appeared _____, 19____, 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: _____

STATE OF OREGON,
 County of Klamath

I certify that the within instrument was received for record on the 11th day of DECEMBER, 1975, at 3:31 o'clock P.M., and recorded in book M 75 on page 15630 or as file/reel number 8160. Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne
 Recording Officer
 By *Harold D. Milne* Deputy

FEE \$ 3.00