

10110

KNOW ALL MEN BY THESE PRESENTS, That
JACK H. ROBERTS and KARIN W. ROBERTS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
LAWRENCE M. BIRK and MARCIA E. BIRK, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 13 in Block 4, TRACT NO. 1087, FIRST ADDITION TO BANYON PARK, according to
the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.

SUBJECT TO:

1. Statutory powers, including power of assessment, of South Suburban Sanitary District.
2. Building set back line 25' from front of lot as shown on dedicated plat.
3. 16' utility easement over Southerly portion of lot as shown on dedicated plat.
4. 20' easement along Northeasterly side of lot as shown on dedicated plat.
5. Reservations and restrictions as shown on dedicated plat.
6. Reservations and restrictions contained in instrument recorded Vol. 226, page 191,
Deed Records of Klamath County, Oregon.
7. Covenants, conditions and restrictions (omitting restrictions, if any, based on race,
religion, color or national origin) imposed by instrument, including terms and pro-
visions thereof, recorded December 23, 1974, Vol. M74, page 16182 Microfilm Records.

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 \$ 32,000.00

~~Whereof the amount of \$10,000.00 was paid in cash and the balance of \$22,000.00 was paid by check of the grantor to the grantee, dated and payable as follows:~~
(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 10 day of February, 1976;
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 Klamath
February 10, 1976

Personally appeared the above named
Jack H. Roberts & Karin W. Roberts.

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me: Paula McAllister
Notary Public for Oregon
My commission expires: 3/25/77

ROBERTS

GRANTOR'S NAME AND ADDRESS

BIRK

GRANTEE'S NAME AND ADDRESS

After recording return to:

Lawrence M. and Marcia E. Birk
4715 Pepperwood Ct.
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

State of Oregon D.V.A.
1225 Ferry St. S.E.
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath, 1976 ss.

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 be-
half 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:
Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
11th day of FEBRUARY, 1976,
at 8:41 o'clock A.M., and recorded
in book M 76 on page 1927 or as
file/reel number 10110

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. MILLER
By _____ Recording Officer
Deputy

Fee \$ 3.00