

10431

KNOW ALL MEN BY THESE PRESENTS, That LOUIS VANDERGRIFF and ORA VANDERGRIFF, husband and wife, BOBBY L. AUSTIN, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by and PEARL B. AUSTIN, 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 2, Block 3, Klamath River Sportsman's Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Agreement and release, including the terms and provisions thereof, pertaining to the control of water level of Klamath Lake, recorded December 22, 1931 in Volume 96, page 441, Deed Records of Klamath County. Public utilities easement as shown on dedicated plat - rear 16 feet. Restrictions as contained in plat dedication. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded May 6, 1968 in Volume M68, page 4084, Microfilm Records of Klamath County, Oregon.

(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 \$ 3,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the subject of this deed.~~ (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 18th 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, CALIFORNIA } ss.  
County of ALAMEDA }  
Le Ballant, 12, 1976.

Personally appeared the above named Louis Vandergriff and Ora Vandergriff

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

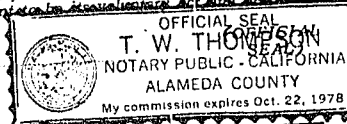
Before me: [Signature]  
(OFFICIAL SEAL)  
Notary Public for Oregon, CALIFORNIA  
My commission expires: 10-22-78

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_ 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 behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be their voluntary act and deed.

Before me:  
Notary Public for Oregon  
My commission expires:



Louis & Ora Vandergriff

GRANTOR'S NAME AND ADDRESS  
Bobby L. & Pearl B. Austin  
Box 200  
Keno, Oregon

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
grantees

NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
grantees

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 20th day of FEBRUARY, 1976, at 1:59 o'clock P.M., and recorded in book M. 76 on page 2346 or as file/reel number 10431.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By [Signature] Recording Officer  
Hazel Hays Deputy

FEE \$ 3.00