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KNOW ALL MEN BY THESE PRESENTS, That Crain-Fisher Corporation, Inc.

a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Lennie E. Alexander and Irma A. Alexander, husband and wife

, hereinafter called 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 30, Block 2, ROLLING HILLS SUBDIVISION, Tract Number 1099, 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. Restrictions and easements as contained in plat dedication, to-wit:
"(1) Building setback lines of 75 feet from the centerline of the street on which the lot fronts and 50 feet from the centerline of the street on which the lot sides. (2) Public utilities easements 16 feet in width centered on all side and back lot lines. (3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and released by resolution of the (for continuation of this deed see reverse side of this document)

(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 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 above granted 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 \$49,686.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.

Done by order of the grantor's board of directors, with its corporate seal affixed, on May 20, 1976.

(SEAL)

By Denis R. Crain President
By Charles A. Fisher Secretary

STATE OF OREGON, County of Klamath ss: May 20, 1976
Personally appeared Denis R. Crain and Charles A. Fisher 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 Crain-Fisher Corporation, Inc., 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.

(OFFICIAL SEAL)

Before me: Notary Public for Oregon
My commission expires: 9/24/76

NOTE—The sentence between the symbols (1), if not applicable, should be deleted. See ORS 93.030.

WARRANTY DEED CORPORATION

TO

AFTER RECORDING RETURN TO

No. First Federal Savings and Loan
2943 S. Sixth
Klamath Falls, Oregon 97601

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON

County of ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as filing fee number, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Title
By Deputy

County Commissioners when the adjoining property is properly developed.
 (4) All sanitary facilities subject to the approval of the Oregon Department of Environmental Quality. (5) Access to Reeder Road, a county road, is hereby vacated for lot 5, block 1 and lot 7, block 2.
 (6) Access to the proposed road adjacent to the North boundary of said "ROLLING HILLS" is hereby vacated for lots 1, 9, 10, 11, 13, 14 and 15, block 1 and all of block 3. (7) Drainage easements as shown on the annexed plat."

2. 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 October 16, 1974 in Volume M74, page 13496, Microfilm Records of Klamath County, Oregon and amended by instrument recorded October 1, 1975 in Volume M75 page 11919, Microfilm Records of Klamath County, Oregon.
 3. Articles of Association, imposed by instrument, including the terms and provisions thereof thereof, recorded October 15, 1974 in Volume M74, page 13469, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of XXXX MOUNTAIN TITLE CO

this 26th day of May A.D. 1976 1:34 o'clock PM and I
 July recorded in Vol. M.76, of DEEDS on Page 7820

FEE \$ 6.00

Wm D. MILNE, County Clerk

By *Hazel D. Hazel*