

KNOW ALL MEN BY THESE PRESENTS, That Clifford E. Dukes and Annie M. Dukes, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Richard K. Waters and Cathryn E. Waters, 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: The West one-half of Tract 151, PLEASANT HOME TRACTS NO. 2, 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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
3. Restrictions and easements as contained in instrument recorded May 14, 1941 in Volume 138, page 1, Deed Records of Klamath County, Oregon, to-wit:

"1. An easement for ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of adjoining property owners. 2. That no dwelling house shall be placed upon said land (for continuation of this document see reverse side of this deed)

(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 \$ 21,500.00

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 19 day of August, 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.

Clifford E. Dukes
Clifford E. Dukes

Annie M. Dukes
Annie M. Dukes

STATE OF OREGON,) ss.
County of Klamath)
August 19, 1976

Personally appeared the above named
Clifford E. Dukes and Annie M. Dukes, husband and wife

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 10-13-78

STATE OF OREGON,) ss.
County of _____)
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)

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
F.F.S. & L.
Shasta Plaza
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
F.F.S. & L.
Shasta Plaza
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.
County of _____)
I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

By _____ Recording Officer
Deputy

12979

to cost less than \$1,000.00; that such dwelling shall be finished in a workmanlike manner; shall be painted outside and shall be set back at least 30 feet from property line on street."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO.
his 20th day of AUGUST A. D. 1976 at 11:37 o'clock AM, and
duly recorded in Vol. M 76, of DEEDS on Page 12978
FEE \$ 6.00

By Wm D. MILNE, County Clerk
Hazel Maye