

18811

KNOW ALL MEN BY THESE PRESENTS, That ELBERT A. PETERSON and DIXIE R. PETERSON, Husband and Wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BENNY R. PHILLIPS and LAURINE E. PHILLIPS, 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: Lots 9 and 10 in Block 12 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ALSO the North ½ of the vacated alley adjacent to the above described property.

## SUBJECT TO:

1. Taxes for the fiscal year 1976-1977, a lien but not yet due and payable.
2. Subject to Statutory powers including the power of assessment of So. Suburban Sanitary District.
3. Statutory powers, including the power of assessment of Enterprise Irrigation Dist.
4. Reservations contained in plat dedication.
5. Reservations and restrictions contained in deed recorded April 20, 1939 in Vol. 121, page 479, Deed 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 THOSE 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 \$ 28,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 10th day of September, 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  
September 10, 1976

Personally appeared the above named  
Elbert A. Peterson and Dixie R. Peterson, Husband and Wife,

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

Before me:  
[Signature]  
(OFFICIAL SEAL) Notary Public for Oregon

My commission expires: 2-28-77

Elbert A. Peterson  
Elbert A. Peterson  
Dixie R. Peterson  
Dixie R. Peterson ) ss.  
STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_

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 its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

PETERSON

GRANTOR'S NAME AND ADDRESS

PHILLIPS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath Falls Real Estate Finance Center  
P. O. Box 1060  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

United States National Bank of Oregon  
c/o Realty Tax, Ser. 321 S. W. Fourth Ave.  
Portland, Oregon 97204  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 10th day of September, 1976, at 11:28 o'clock A. M., and recorded in book M76 on page 14189 or as file/reel number 18811.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne, County Clerk

Recording Officer

Deputy

fee \$3.00