

KNOW ALL MEN BY THESE PRESENTS, That GREGORY T. WILLIAMS and KAREN G. WILLIAMS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARSHALL T. CURRAN and DEBORAH L. CURRAN, 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 48, PERRY'S ADDITION TO LLOYD'S TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1976-77, a lien but not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
4. Building setback line 25 feet from street as shown on dedicated plat.
5. Reservations, as contained in plat dedication, to wit: "Does hereby convey unto all subsequent owners perpetual rights to the use of all irrigation and drainage ditches, shown on the plat, for irrigation and drainage purposes, and does hereby grant public easements for future sewer lines across all lots where needed for public health and

(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 shown above,

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 \$30,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) 0

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 10th day of September, 1976.

GREGORY T. WILLIAMS

KAREN G. WILLIAMS

STATE OF OREGON, County of) ss. September 16, 1976.
Personally appeared the above named Gregory T. Williams and Karen G. Williams

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

Before me, Darlene J. Addington
Notary Public for Oregon
My commission expires 3-21-77

(OFFICIAL SEAL)

NOTE—The sentence between the symbols 0. If not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

STATE OF OREGON,
County of Klamath } ss.

On this the 9th day of September, 1976 personally appeared Karen G. Williams

who, being duly sworn (or affirmed), did say that she is the attorney in fact for Gregory T. Williams and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me

Darlene J. Addington
(Signature)

My Commission Expires March 21, 1977

STATE OF OREGON, COUNTY OF KLAMATH

I hereby certify that the within instrument was received and filed for record on the 10th day of September, 1976 at 12:06 P. M., and duly recorded in Vol. M76 of Deeds on Page 14197.

FEE \$3.00

WM. D. MILNE, County Clerk

By *Alarick De Vere* Deputy

Return to: Mr. & Mrs. Marshall Curran
4708 Salvane Ave
City Parkes Dept
1225
Ferry St.
1225
Salvane Ave