



KNOW ALL MEN BY THESE PRESENTS, That LYLE COPPEDGE and DOROTHEANN COPPEDGE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES L. PRATT and CONSTANCE PRATT, husband and wife, hereinafter called the grantee, does hereby 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: The South 34.4 feet of Lot 52 and the North 42.8 feet of Lot 53, OLD ORCHARD MANOR 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. Statutory Powers, including power of assessment of Klamath Irrigation District and Klamath Project.
 3. A 20 foot building setback line from Alandale Street.
 4. Reservations, to wit: "irrigation laterals and irrigation drains on OLD ORCHARD MANOR subject to a building setback line and easement over all lots for future sewers."
- Conditions and restrictions, imposed by instrument, including the terms and provisions thereof, recorded February 20, 1951 in Volume 245, page 361, Deed Records of Klamath County, Oregon.
- Easement and right of way, dated January 13, 1951, recorded January 23, 1951 in Volume 244, page 613, 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

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 \$ 14,664.09. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 16th 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,

County of Klamath } ss.
September 16, 1976

Personally appeared the above named Lyle Coppedge and Dorotheann Coppedge, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, *Bertha S. Lohi*
(OFFICIAL SEAL)
Notary Public for Oregon

My commission expires:

March 1, 1980

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____, 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: _____
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 17th day of September, 1976, at 1:53 o'clock AM, and recorded in book M76 on page 14600 or as file/reel number 19119.

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

Wm. D. Milne, County Clerk
Recording Officer
By *Deane* Deputy

fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
FFSCL
main
NAME, ADDRESS, ZIP

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

SPACE RESERVED FOR RECORDER'S USE